

INVESTOR NUMBER: 013-0107560-703
FILE NUMBER: 24-00317
MORTGAGOR(S): Johnny Keene and Angela Dawn Keene

Grantee's Address:

Secretary of Housing and Urban Development, their successors and assigns
c/o Information Systems & Networks Corp.
2000 N Classen Blvd.
Suite 3200
Oklahoma City, OK 73106

STATE OF ALABAMA)
COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Five Hundred Dollars (\$500.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the undersigned Grantor, **Guild Mortgage Company LLC** does hereby grant, bargain, sell, and convey unto Grantee, **Secretary of Housing and Urban Development, their Successors and Assigns**, hereafter referred to as Grantee, whose address is HUD's MCM 2000 N Classen Blvd., Suite 3200, Oklahoma City, OK 73106, the following described real estate situated in the County of Shelby, State of Alabama, to-wit:

Lot 17, according to the Final Plat of Sunset Lake, Phase 4, as recorded in Map Book 34, Page 54, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD, the above-described property together with all and singular the tenements, hereditaments, and appurtenances thereupon belonging or in any wise appertaining unto the said Grantee, their successors and assigns, forever.

IT IS EXPRESSLY UNDERSTOOD AND AGREED by and between the parties hereto that this conveyance is subject to any outstanding rights of redemption from foreclosure sale, and that this deed contains no warranty except against the acts of the said Grantor, and all persons claiming by, through, or under it.

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Executed on this 13th day of December, 2024.

Guild Mortgage Company LLC

By: Shauna M. Lopez
Its: Assistant Secretary

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Diego)

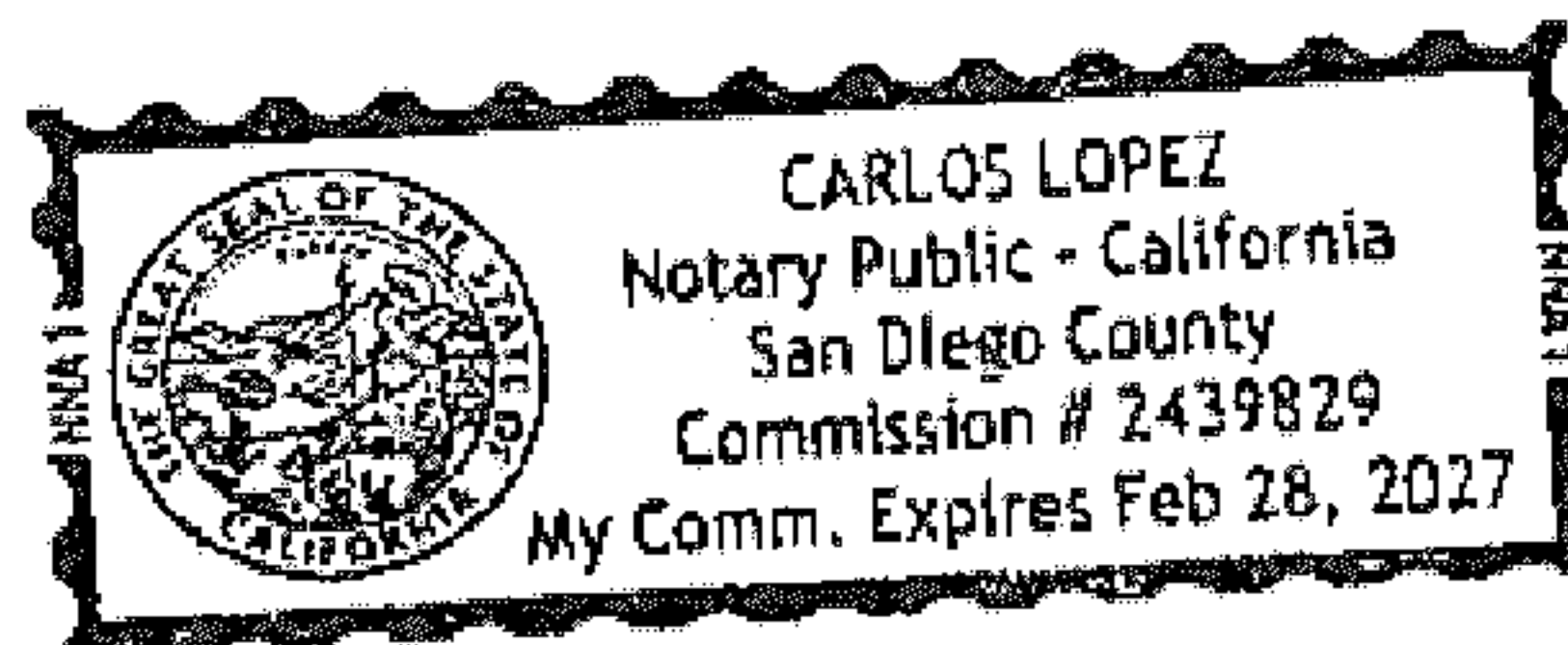
On 12/13/2024 before me, Carlos Lopez, Notary Public, personally appeared Shauna M. Free, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature] (Seal)

THIS INSTRUMENT PREPARED BY:
Ginny Rutledge, Esq.
Tiffany & Bosco, P.A.
2501 20th Place South
Suite 300
Homewood, AL 35223
24-00317



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	Guild Mortgage Company LLC	Grantee's Name	Secretary of Housing and Urban Development
Mailing Address	P.O Box 85304 5898 Copley Drive, 4th Floor San Diego, CA 92111	Mailing Address	c/o Information Systems & Networks Corp. 2000 N Classen Blvd. Suite 3200 Oklahoma City, OK 73106

Property Address	<u>412 Sunset Lake Circle,</u> <u>Chelsea, AL 35043</u>	Date of Sale	<u>December 13, 2024</u>
		Total Purchase Price	\$ _____
		or	
		Actual Value	\$ _____
		or	
		Assessor's Market Value	<u>\$302,100.00</u>

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other <u>Assessor Website</u>
<input type="checkbox"/> Closing Statement	

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 12/20/2024

Print Amina Leader

☐ Unattested
(verified by) _____

Sign Amina Leader
(Grantor / Grantee / Owner / Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/20/2024 01:30:42 PM
\$29.00 PAYGE
20241220000389140

Allen S. Bayl

Form RT-1