

011-975870

SPECIAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY
PROPERTY ADDRESS:
1897 7th Avenue
Calera, AL35040

KNOW ALL MEN BY THESE PRESENTS, that Secretary of Housing and Urban Development, for and in consideration of Two Hundred Thirty- Four Thousand and 00/100 Dollars (\$234,000.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto Sarai L Cantu and Walter E Tejada Hernandez, in fee simple, together with every right of reversion, the following described real property situated in the County of Shelby, State of Alabama:

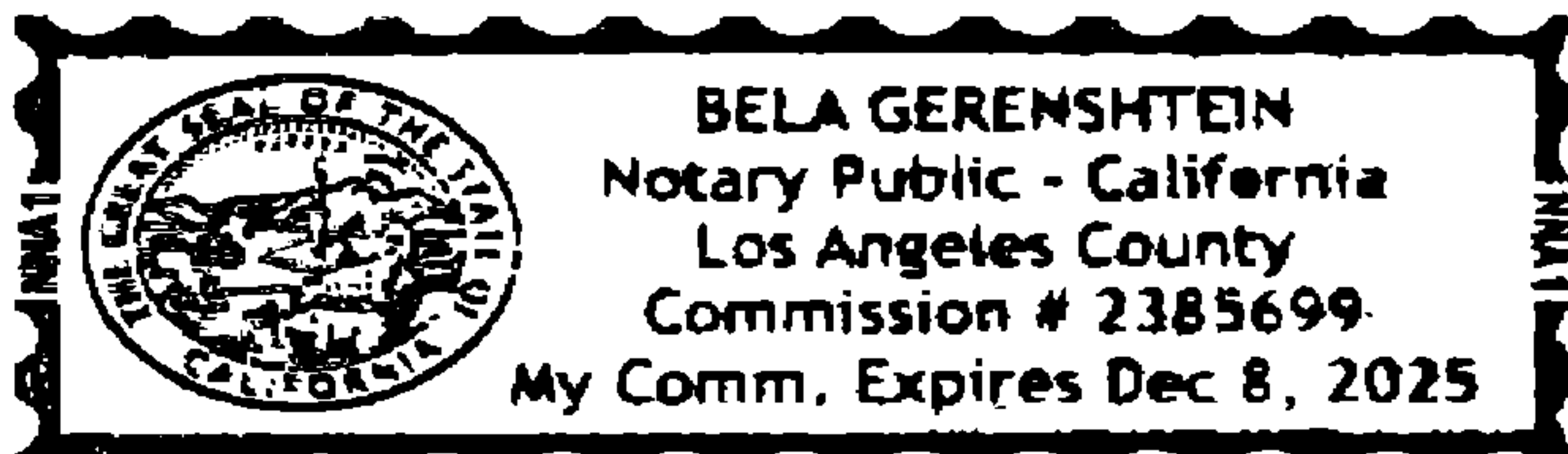
Lots 9, 10, 11 & 12, in Block 54, according to the Resurvey of Russell R. Hetz Property, as recorded in Map Book 3, Page 119, in the Office of the Judge of Probate of Shelby County, Alabama.

THIS DEED IS NOT TO BE IN EFFECT UNTIL: April 2nd 2025

Being the same property acquired by the Secretary of Housing and Urban Development pursuant to the provisions of the National Housing Act, as amended (42 USC 1441, et. Seq.). Deed dated October 12, 2023 and recorded on December 5, 2023 in Instrument Number 2023107290.

TO HAVE AND TO HOLD to the said Sarai L Cantu and Walter E Tejada Hernandez, in fee simple, and to the heirs, together with every right of reversion. Grantor makes no warranty or covenant respecting the nature or the quality of the title to the property hereby conveyed except the following: Grantor does hereby specifically warrant the title to said property against the lawful claims of all persons claiming by, through, or under the Grantor, since the date of acquisition thereof by the Grantor. SUBJECT however, to all covenants, restrictions, reservations, easements, conditions, liens and other rights of whatever nature appearing of record; Further subject to any state of facts an accurate survey would show.

IN WITNESS WHEREOF, the undersigned has set his/her hand as the duly authorized representative of the Secretary of Housing and Urban Development this 2nd day of April, 2025.



SECRETARY OF HOUSING AND
URBAN DEVELOPMENT
By: Asset Manager Contractor

By: Diana Alon
Asset Manager
HUD Delegated Authority

STATE OF California
COUNTY OF Los angeles

I, undersigned, a Notary Public in and for said County in said State, do hereby certify that Diana Alon, who is personally well known to me to be the duly authorized representative of the Secretary of Housing and Urban Development and the person who executed the foregoing instrument bearing the date April 2nd, 2025, by virtue of the authority vested in him/her by the delegation of authority, and acknowledged before me on this day that, being informed of the contents of this conveyance, he/she executed the same voluntarily for and on behalf of Secretary of Housing and Urban Development, on the day and year above stated.

GIVEN under my hand and official seal this 2nd day of April, 2025.

[Signature]
NOTARY PUBLIC
My Commission Expires: Dec 8, 2025

THIS INSTRUMENT PREPARED BY:
David Jamieson, Attorney at Law

AFTER RECORDING RETURN TO: Smith Closing & Title, LLC, 1855 Data Drive, Suite 255, Hoover, AL 35244



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/07/2025 02:08:04 PM
 \$26.00 BRITTANI
 20250407000103190

Allen S. Beal

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name The Secretary of Housing & Urban Development
 Mailing Address 451 7th Street Southwest
Washington, DC 20410

Grantee's Name Sarai Lizeth Cantu
 Mailing Address 1897 7th Avenue
Calera, AL 35040

Property Address 1897 7th Avenue
Calera, AL 35040

Date of Sale April 4, 2025
 Total Purchase Price \$234,000.00

or
 Actual Value \$

or
 Assessor's Market Value \$

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)

☐ Bill of Sale

☐ Appraisal

☒ Sales Contract

☐ Other

☐ 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.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

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 April 4, 2025

Print Lynne G. Ward

☐ Unattested

Sign Lynne G. Ward

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1