

011-986482

SPECIAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY
PROPERTY ADDRESS:
1001 Pilgrim Lane
Montevallo, AL 35115

KNOW ALL MEN BY THESE PRESENTS, that Secretary of Housing and Urban Development, for and in consideration of Two Hundred Twenty Eight Thousand Eight Hundred and 00/100 Dollars (\$228,800.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto Freedom Funds, LLC, in fee simple, together with every right of reversion, the following described real property situated in the County of Shelby, State of Alabama:

Lot 157 according to the Survey of Lexington Parc Sector 1 as recorded in Map Book 38 Page 81 in the Office of the Judge of Probate of Shelby County, Alabama.

THIS DEED IS NOT TO BE IN EFFECT UNTIL: September 23rd 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 January 23, 2023 and recorded on March 25, 2025 in Instrument Number 20250325000089010.

TO HAVE AND TO HOLD to the said Freedom Funds, LLC, 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 23rd day of September 2025.

SECRETARY OF HOUSING AND
URBAN DEVELOPMENT
By: Asset Manager Contractor

By: Diana Alon
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 September 23rd, 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 23rd day of September 2025.

See Attached
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

ACKNOWLEDGMENT

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 Los Angeles)

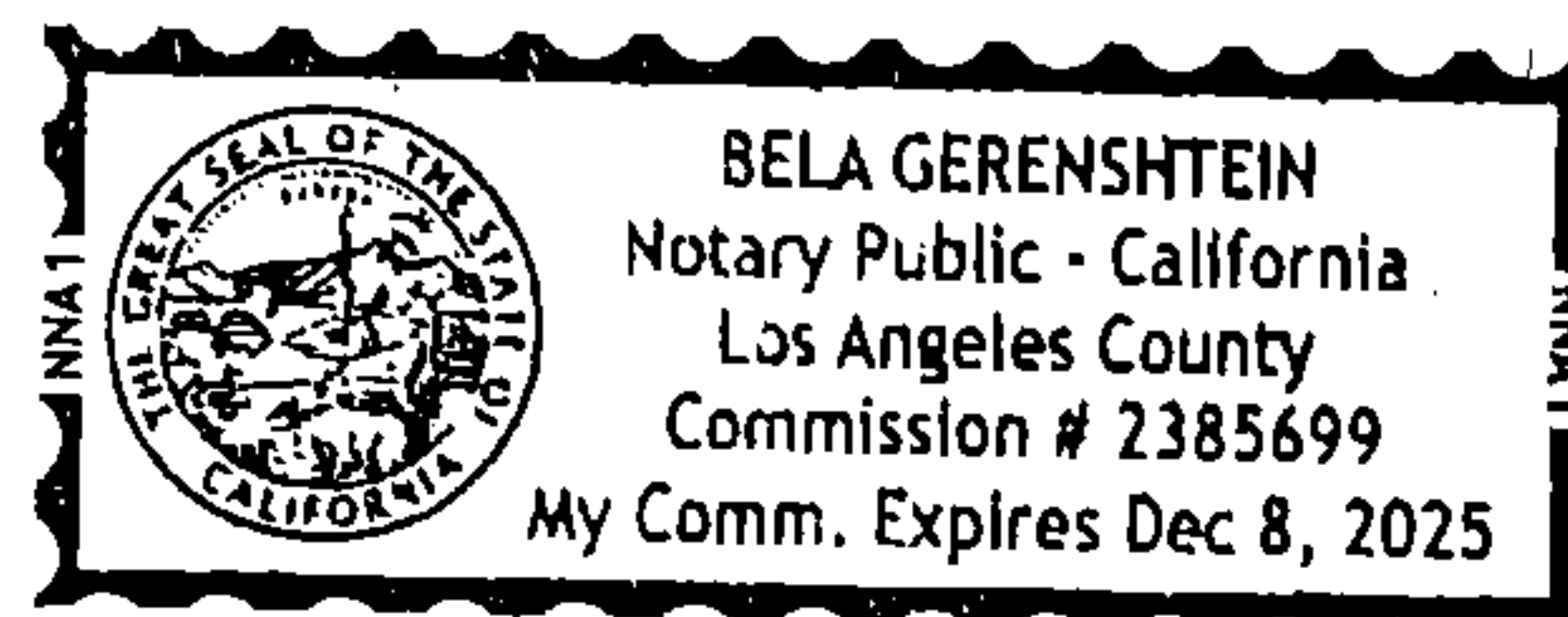
On September 23rd 2025 before me, Bela Gogenshtein , Notary Public
(insert name and title of the officer)

personally appeared Diana Alon who
proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the
within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized
capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of
which the person(s) 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  (Seal)



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

Grantor's Name Secretary of Housing &
Urban Development FHA CASE#011-986482
Mailing Address 451 7th Street Southwest
Washington, DC 20410

Grantee's Name Freedom Funds, LLC
Mailing Address 337 Lucerne Boulevard
Homewood, AL 35209

Property Address 1001 Pilgrim Lane
Montevallo, AL 35115

Date of Sale September 25, 2025
Total Purchase Price \$228,800.00

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 September 25, 2025

Print Anthony Metcalfe

attested

Filed and Recorded

Official Public Records

Sign

(Notary Public, Shelby County Alabama, County) (Grantor/Grantee/Owner/Agent) circle one

Clerk

Shelby County, AL

09/30/2025 09:38:14 AM

\$257.00 JOANN

20250930000298460

Form RT-1

Allen S. Bayl

