

Address New Owner as follows:
Secretary of Housing and Urban Development
c/o Information Systems & Network Corporation
Western Operations Center
2000 N. Classen Blvd, Suite 3200
Oklahoma City, OK 73106

Send Tax Bills to:
Secretary of Housing and Urban Development
c/o Information Systems & Network Corporation
Western Operations Center
2000 N. Classen Blvd, Suite 3200
Oklahoma City, OK 73106

Tax ID:
351020003035000

Return To/Prepared by:
Robert J. Solomon
Solomon | Baggett, LLC
3763 Rogers Bridge Road
Duluth, GA 30097
Our File No.: NDS.03314/Richards

Cross Reference:
Inst# 2024051400014193

SPECIAL WARRANTY DEED

State of Alabama
County of Shelby

This Indenture made the 4th day of June, 2024, between **Northpointe Bank**, as party or parties of the first part, hereunder called Grantor, and **Secretary of Housing and Urban Development, their successors and assigns**, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) dollars and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

Lot 35, according to the Survey of Ridgcrest Subdivision Phase One, Sector Two, as recorded in Map Book 37, Page 43, in the Probate Office of Shelby County, Alabama

Property Known As: 117 RIDGECREST RD., CALERA, AL 35040.

This Deed is given subject to all easements and restrictions of record, if any.

To have and to hold the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee in **FEE SIMPLE**.

AND THE SAID Grantor will warrant and defend the right and title to the above described property

unto the said Grantee against the claims of all persons by, through and under the above name grantor.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Northpointe Bank

By: 

Name: Karen Seager

Title: AVP of Loan Administration

Attest: 

Name: Melissa A. Buikema

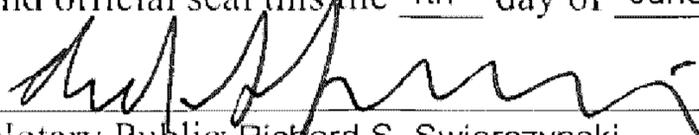
Title: AVP of Customer Service and Collections

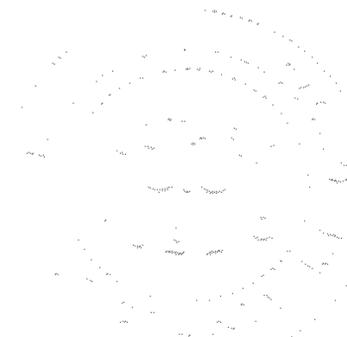
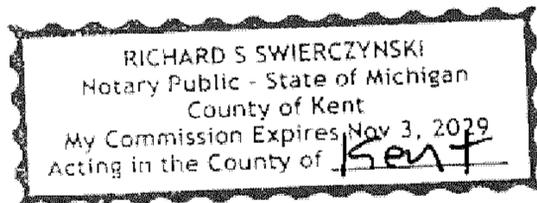
STATE OF Michigan

Kent COUNTY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Karen Seager and/or Melissa A. Buikema signed to the foregoing conveyance, and who is/are known to me or having provided sufficient proof as to identity, acknowledged before me on this day that being informed of the contents of the conveyance, he/she in their capacity, and with full authority executed this instrument voluntarily on the day the same bears date.

Given under my hand and official seal this the 4th day of June, 2024.


Notary Public: Richard S. Swierczynski
My Commission Expires: 11/3/2029





STATE OF MICHIGAN
COUNTY OF Kalamazoo
NOTARY PUBLIC
R. J. B. L. G.
1234567890



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/16/2026 03:00:16 PM
 \$32.00 BRITTANI
 20260216000043480

Alvin S. Boyd

Real Estate Sales Validation Form

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

Grantor's Name Northpointe Bank
 Mailing Address 5303 28th Street CT SE
Grand Rapids, MI 49546

Grantee's Name Secretary of Housing and Urban Development
 Mailing Address 2000 N. Classen Blvd, Suite 3200
Oklahoma City, OK 73106

Property Address 117 RIDGECREST RD.,
CALERA, AL 35040

Date of Sale 6/4/2024
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ 176,400.00

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
- Sales Contract
- Closing Statement
- Appraisal
- Other Fair Market Value

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 2/16/2026

Print Robert J. Solomon, Attorney

Unattested
KA
 (verified by)

Sign Robert J. Solomon
 (Grantor/Grantee/Owner/Agent) circle one