

Send tax notice to:

CHARLES S. STONE
624 MERIWEATHER DRIVE
CALERA, AL 35040

STATE OF ALABAMA
SHELBY COUNTY

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

011-514632

SPECIAL WARRANTY DEED


20131223000488340 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
12/23/2013 11:28:51 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of NINETY THOUSAND AND DOLLARS and 00/100 (\$91,000.00) in hand paid to the undersigned, SECRETARY OF HOUSING AND URBAN DEVELOPEMENT (hereinafter referred to as "Grantors") by CONNER A. STONE AND WHITNEY W. STONE, HUSBAND AND WIFE (hereinafter referred to as Grantee") the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, as joint tenants with rights of survivorship, the following described real estate situated in SHELBY County, Alabama, to-wit:

LOT 70, ACCORDING TO THE SURVEY OF MERIWEATHER, SECTOR 4, AS RECORDED IN MAP BOOK 29, PAGE 93, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2013 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2014.
2. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILIGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSON OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS.
3. SUCH STATE OF FACTS AS SHOWN ON THE SURVEY OF MERIWEATHER, SECTOR 4, AS RECORDED IN MAP BOOK 29, PAGE 93, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
4. EASEMENT TO CITY OF CALERA AS RECORDED IN DEED BOOK 349, PAGE 429, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
5. TRANSMISSION LINE PERMIT TO ALABAMA POWER RECORDED IN BOOK 148, PAGE 284.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. Grantor makes no warranty or covenants respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted or suffered any lien, encumbrance of adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

Shelby County, AL 12/23/2013
State of Alabama
Deed Tax: \$1.00

IN WITNESS WHEREOF, said Grantor, has hereunto set their hand and seal this the
20 day of December, 2013.

Secretary of Housing and Urban Development

K. Martin

STATE OF Georgia
COUNTY OF Fulton

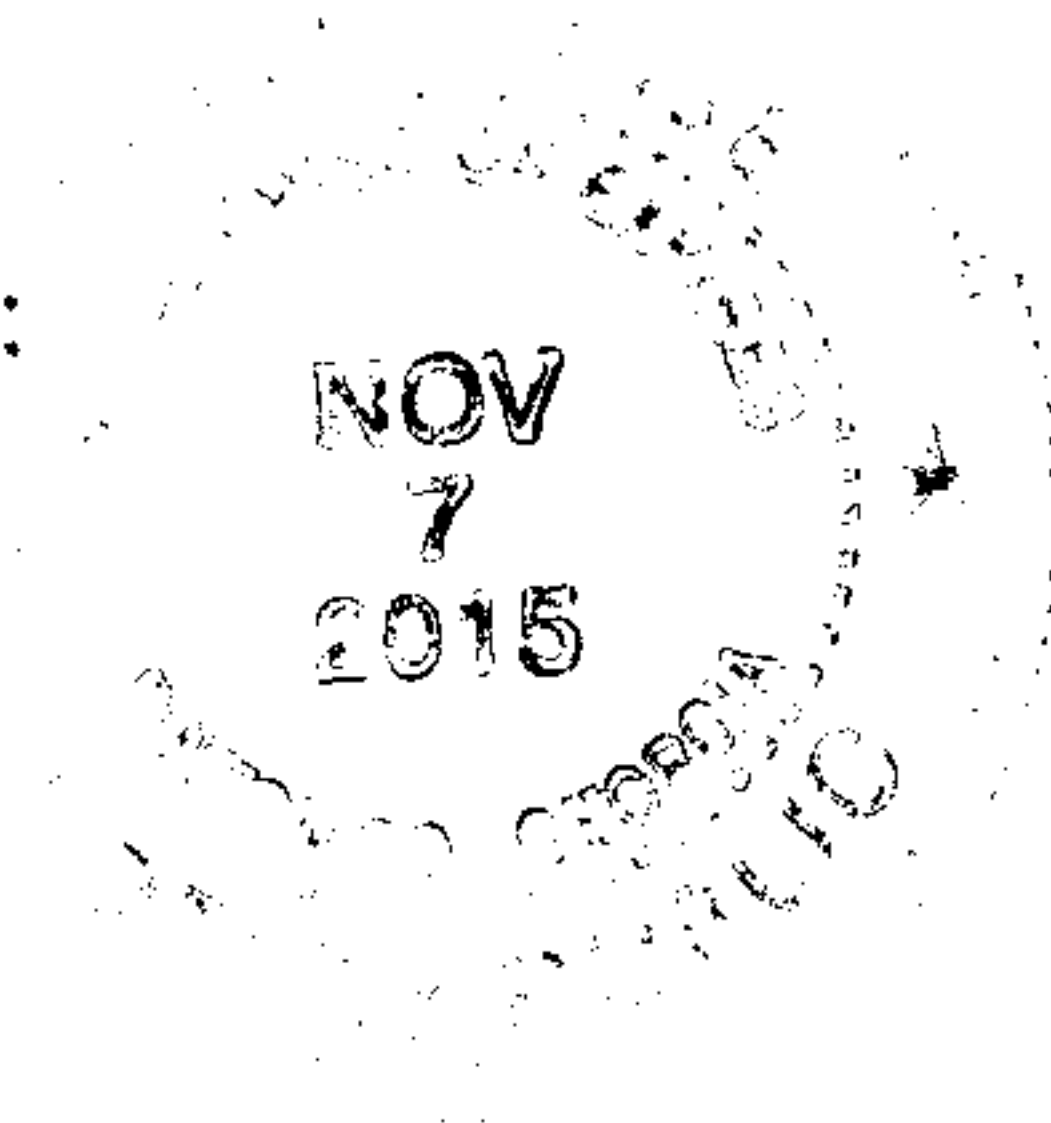
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify
that Kemva Martin whose name as HUD Signor of
Secretary of Housing and Urban Development is signed to the foregoing instrument, and
who is known to me, acknowledged before me on this day, that, being informed of the
contents of the said instrument, he as such _____ and with full authority,
executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 20 day of December, 2013.

[Signature]
Notary Public

Print Name.

Commission Expires:




20131223000488340 2/3 \$21.00
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Real Estate Sales Validation Form

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

Grantor's Name HUD
Mailing Address 40 Marietta St
Atlanta GA
30303

Grantee's Name Connor Stone
Mailing Address 1624 Meriweather Dr
Calera AL 35040

Property Address 1624 Meriweather Dr
Calera AL
35040

Date of Sale 12-20-13
Total Purchase Price \$ 91,000

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
☒ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other

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 12/20/13

Print Heather Nelson

☒ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 20 DAY OF Dec, 2013.

Notary Public



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