

STATE OF ALABAMA
COUNTY OF SHELBY

Special Warranty Deed
Case #011-596568

Know all Men by these Presents: That, in consideration of One Hundred Nineteen Thousand Seven Hundred Fifty and No/100ths Dollars (\$119,750.00) and other good and valuable consideration to it in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **SECRETARY OF HOUSING AND URBAN DEVELOPMENT** (herein referred to as "Grantor") does by these presents grant, bargain, sell and convey unto **TERRY W. HETHCOX** (herein referred to as "Grantee"), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 5, according to the survey of Cedar Cove Royal Addition, as recorded in Map Book 12, page 66, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

This conveyance is subject to subdivision restrictions, utility, drainage and sewer easements, and minimum setback lines, if any, applicable to the aforesaid property appearing of record in the Office of the Judge of Probate of Pelham, Shelby County, Alabama. This conveyance is also subject to any prior reservation, severance or conveyance of minerals or mineral rights, taxes and assessments for the year 2014 and all subsequent years, and the following:

1. **Building Setback line of 35 feet reserved from Cedar Cove Lane, as shown per plat.**
2. **Utility easements as shown by recorded plat, including, 10 feet along rear.**
3. **Restrictions, covenants, and conditions as set out in Real 198, page 812, in Probate Office, but omitting any covenants or restrictions, if an, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.**
4. **Right(s)-of-Way(s) granted to South Central Bell, as set out in Real 91, page 133, in the Probate Office.**

\$ n/a of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

This Deed shall be made effective on 2-16-13

To Have and To Hold the aforegranted premises to the said Grantee.

And the said Grantor does, for itself, its successors and assigns, covenant with said Grantee, her heirs and assigns, that it is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall **Warrant and Defend** the premises to the said Grantee, her heirs, personal representatives and assigns forever, against the lawful claims of all persons.


011-596568



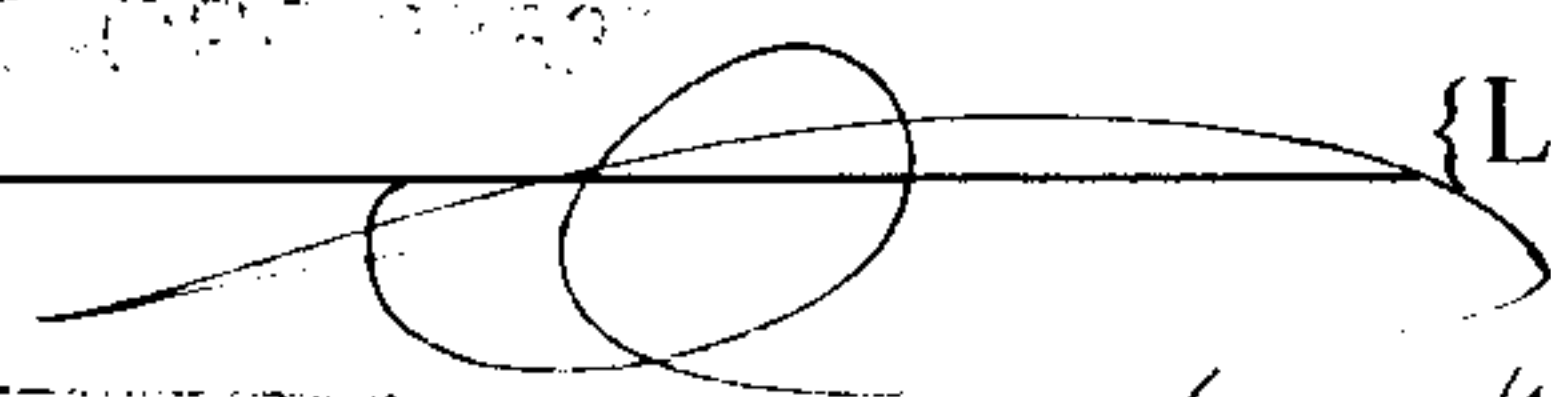
20131230000496340 2/3 \$140.00
Shelby Cnty Judge of Probate, AL
12/30/2013 02:51:16 PM FILED/CERT

In Witness Whereof, the said Grantor has set its hand and seal this 17th day of

December, 2013.


WITNESS

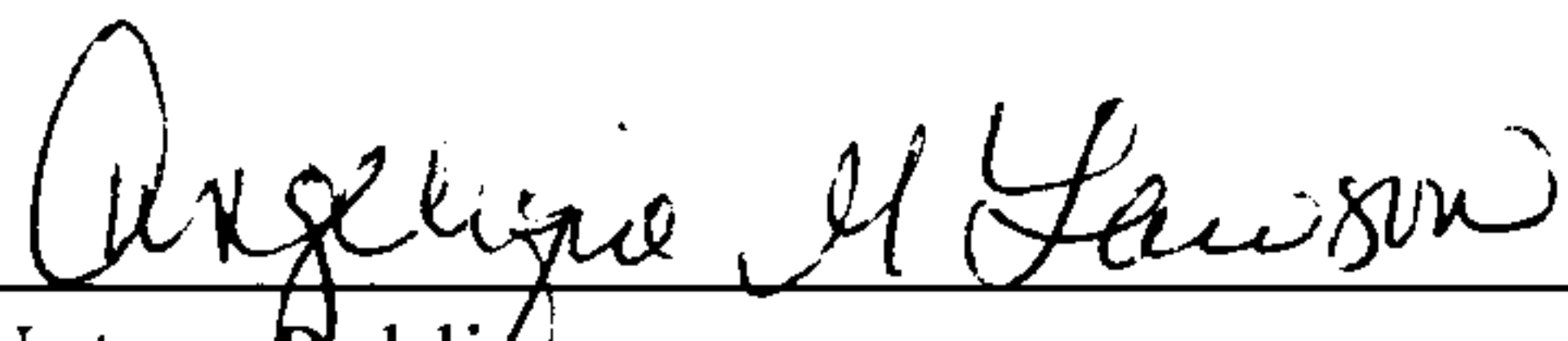
**SECRETARY OF HOUSING & URBAN
DEVELOPMENT**

HomeTelos, LP as Asset Manager
Contractor for HUD
By:  {L.S.}
for HUD by: Darice Green, Assistant Project Manager (name/title)
011-596568

STATE OF Tennessee
COUNTY OF Rutherford

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DARICE GREEN, whose name as Agent 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/she as such Officer and with full authority, executed the same voluntarily for and as the act of said Agency.

Given under my hand and seal this 17 day of December, 2013.

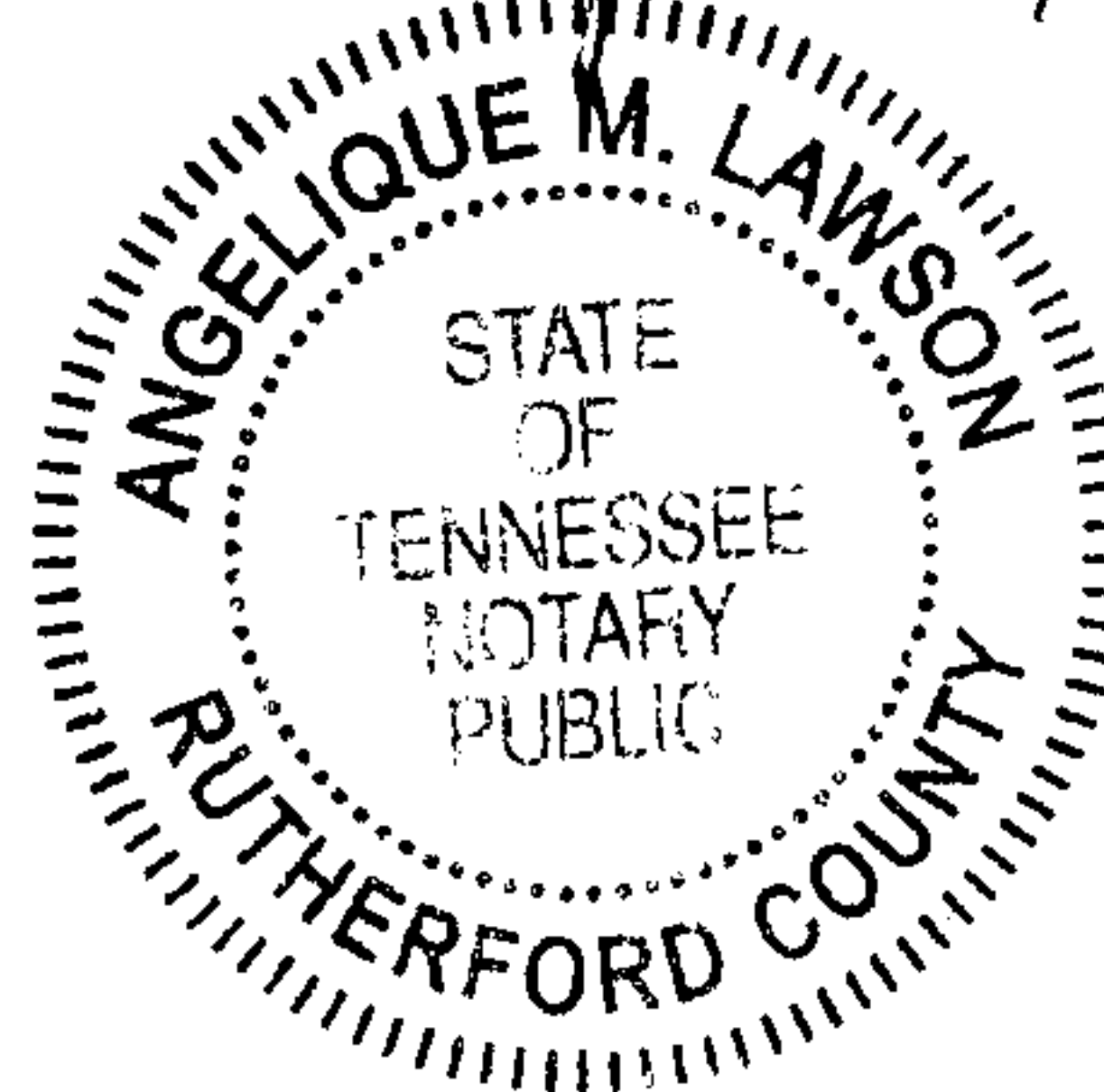

Notary Public
My commission expires June 19, 2016

GRANTEE'S MAILING ADDRESS:

Terry W. Hethcox
109 Cedar Cove Ln
Pelham, AL 35124

THIS INSTRUMENT PREPARED BY:

Rodney S. Parker, Attorney at Law
300 Vestavia Parkway, Suite 2300
Birmingham, AL 35216
File # 2013-12-3647



Real Estate Sales Validation Form

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

Grantor's Name Secretary of Housing & Urban Development
Mailing Address 40 Marettta Street
Five Points Plaza
Atlanta, GA 30303

Grantor's Name Terry W. Hethcox
Mailing Address 1686 Patton Chapel Rd
Hoover AL 35226

Property Address 109 Cedar Cove Ln
Pelham, AL 35124

Date of Sale 12/16/2013
Total Purchase Price \$119,750.00
or \$
Actual Value \$
or
Assessor's Market Value \$

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

Shelby County, AL 12/30/2013
State of Alabama
Deed Tax: \$120.00

____ Bill of Sale
____ Sales Contract
XXX 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 - provided 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 convyed, if available.

Date of Sale – the date on which interest ot the property was conveyed.

Total purchase price – the total amount paid for the pruchase of the property, both real 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 not proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determinted 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 accuratte. I further understand that any false statements claimed on this form my result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 12/16/13

____ Unattested

Print

Sign

(Grantor/Grantee/Owner/Agent) circle one