

THIS INSTRUMENT PREPARED BY:


SEND TAX NOTICE TO:

JOEL R. BLANKENSHIP, ATTORNEY
1201 19th STREET NORTH
BIRMINGHAM, AL 35234

Aissatou Sow
4440 So. Shades Crest Road
Helena, Alabama 35022

SPECIAL WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)


20150310000073840 1/4 \$32.00
Shelby Cnty Judge of Probate, AL
03/10/2015 12:23:33 PM FILED/CERT

THIS AGREEMENT, made and entered into this 27th day of February, 2015, by and between **Secretary of Housing and Urban Development, of Washington, D.C.**, party of the first part and **AISSATOU SOW, AN UNMARRIED WOMAN, 4440 So. Shades Crest Road, Helena, Alabama 35022**, her heirs and assigns, party of the second part.

WITNESSETH that for an in consideration of the sum of ONE HUNDRED FORTY THOUSAND DOLLARS AND 00/100 (\$140,000.00), the receipt of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby grant, bargain, sell, convey and confirm unto the said party of the second part, the following described real estate, commonly known as 4440 So. Shades Crest Road, Helena, Alabama 35022, situated in **Shelby** County, Alabama, which is legally described as follows:

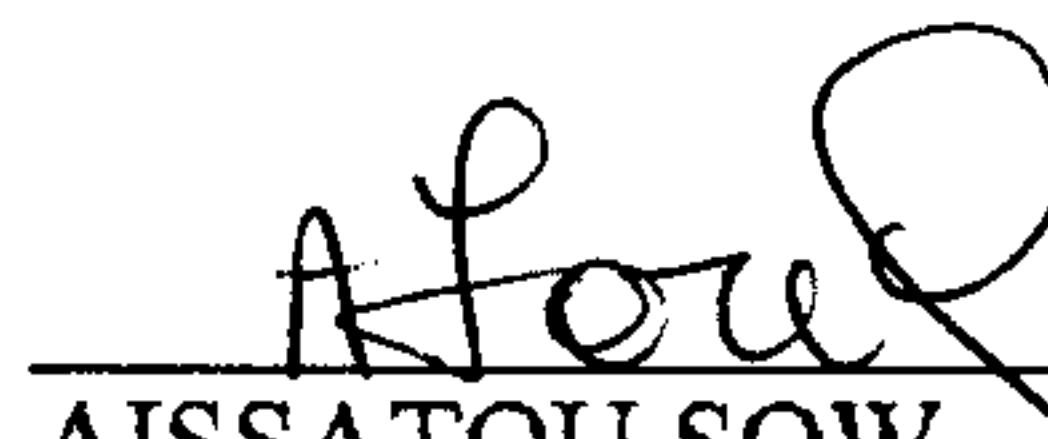
SEE ATTACHED EXHIBIT "A"

Being the same property acquired by the party of the first part pursuant to the provisions of the National Housing Act, as amended (12 U.S.C. 1701 et. Seq.) and the Department of Housing and Urban Development Act (42 U.S.C. 3531 et. Seq.).

SAID CONVEYANCE is made subject of all covenants, easements, restrictions, reservations, conditions and rights appearing of record against the above described property; also SUBJECT to any state of facts which an accurate survey of said property would show.

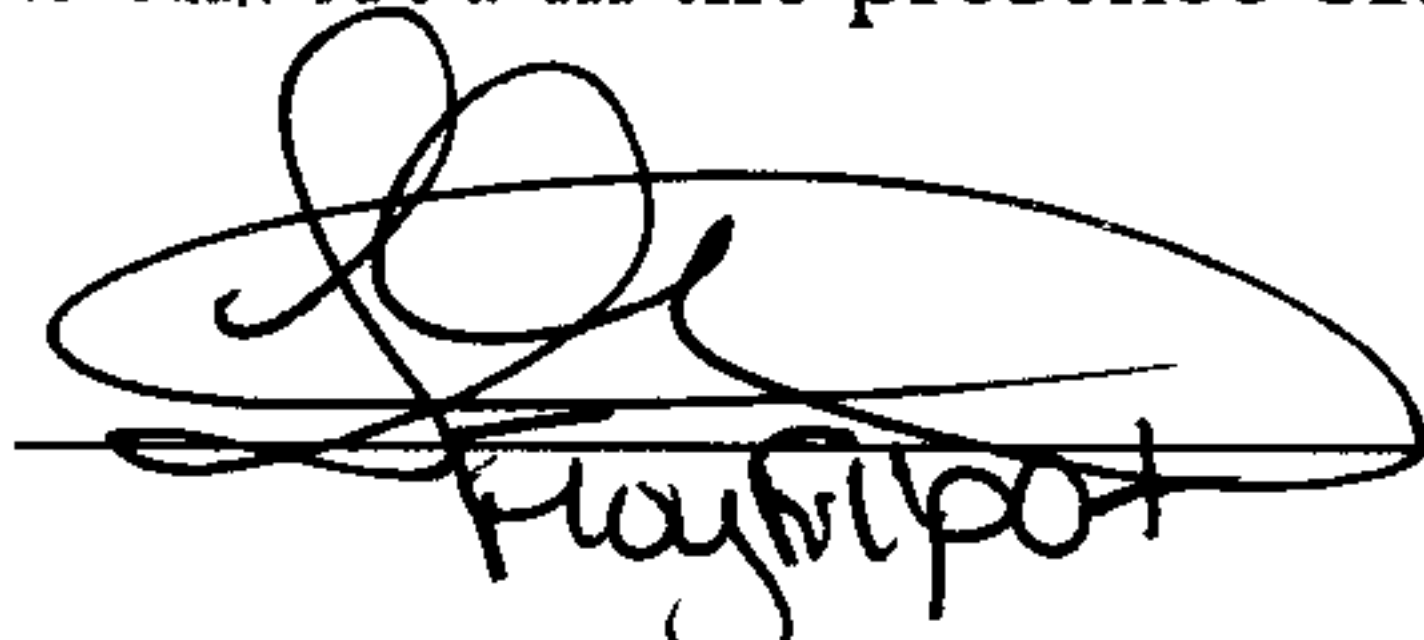
AND THE SAID party of the first part does hereby covenant with the said party of the second part that it has not done, or suffered to be done, anything whereby the said premises hereby granted are , or may be, in any manner incumbered or charges, except as herein recited; and that said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it will warrant and defend.

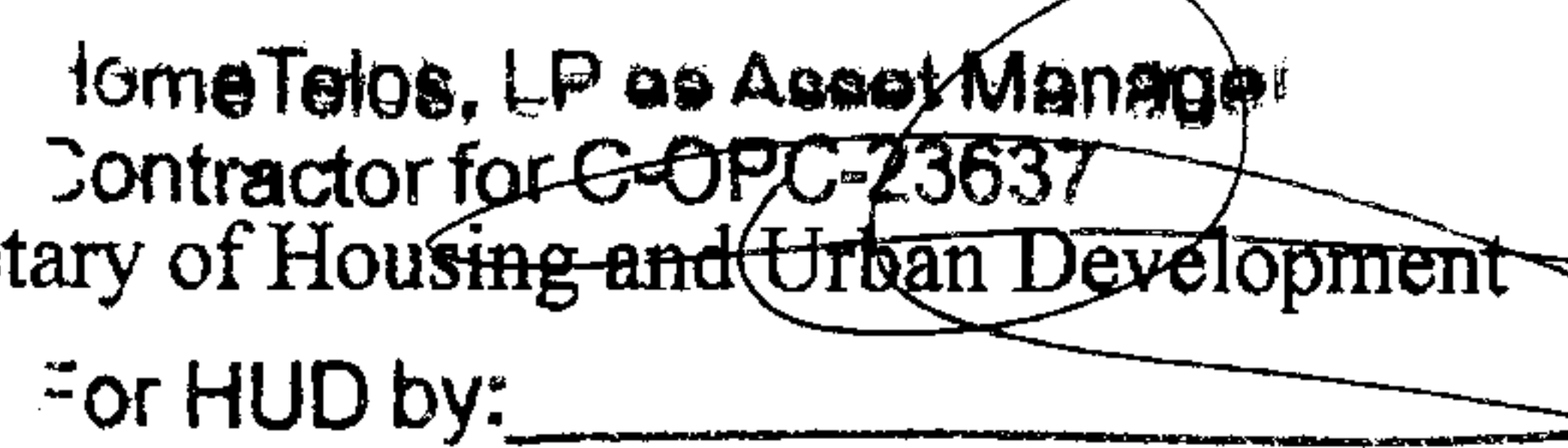
Buyer's Acknowledgment:



AISSATOU SOW

IN WITNESS WHEREOF, the undersigned has set his/her hand and seal for and on behalf of the Secretary of Housing and Urban Development, under the Redelegation of Authority published at 77 Fed. Reg. 37252, Page 37258 (June 20, 2012).

Signed, sealed and on 2/24/15
Delivered in the presence of:


Sheila A. Smith


HomeTelos, LP as Asset Manager
Contractor for C-OPC-23637
Secretary of Housing and Urban Development
For HUD by:
By: Darice Green, Assistant Project Manager

For the United States Department of Housing
And Urban Development, ~~an Agency of the~~
~~United States of America~~ 

\$131,257.00 OF THE CONSIDERATION HEREIN WAS DERIVED FROM A PURCHASE MONEY MORTGAGE FILED SIMULTANEOUSLY HERewith.

Shelby County, AL 03/10/2015
State of Alabama
Deed Tax: \$9.00

011-569971

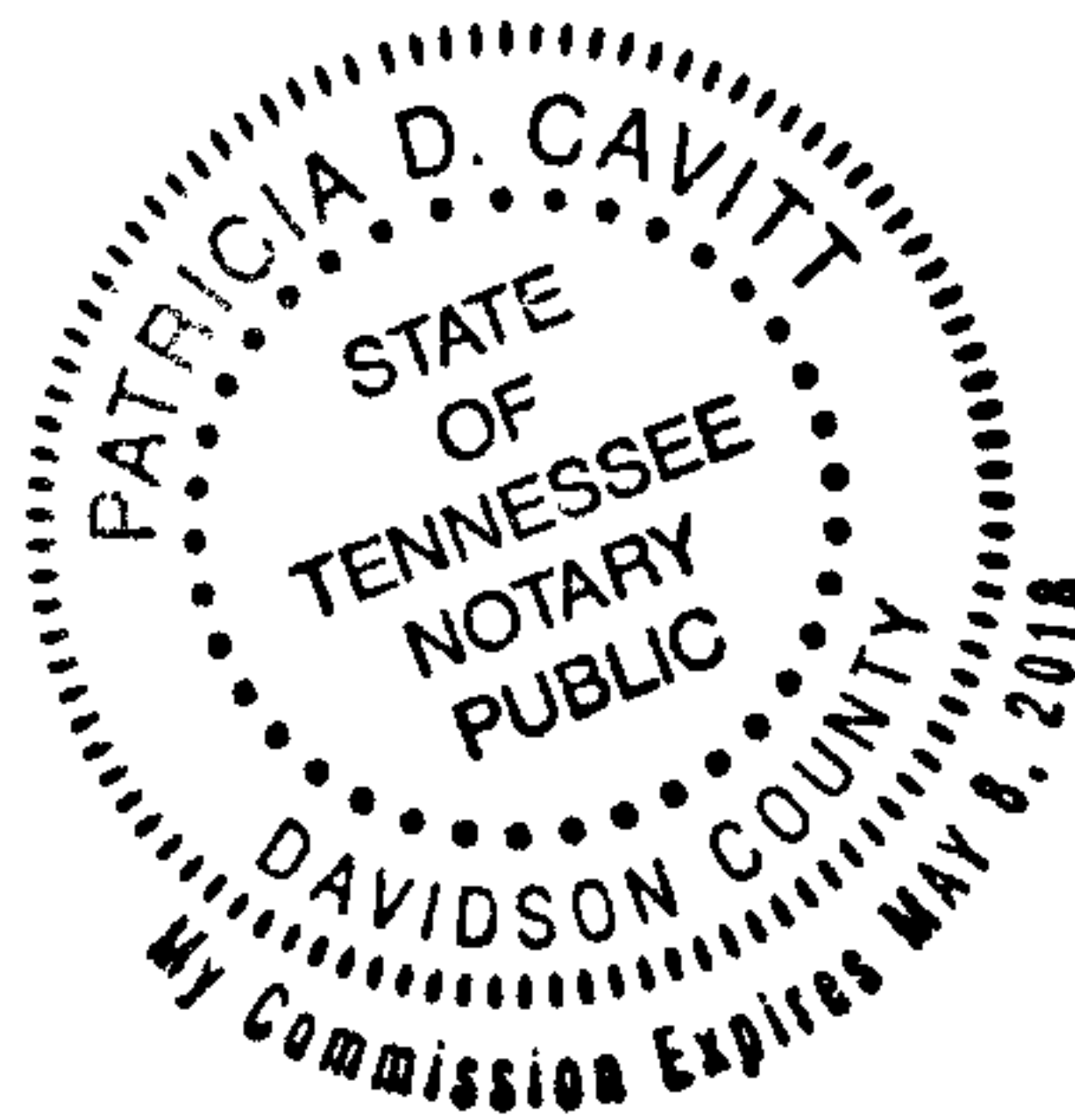
STATE OF TN)
Davidson COUNTY)

I, the undersigned, a Notary Public in and for said County and in said State, hereby certify that DARICE GREEN whose name as Contractor of **SECRETARY OF HOUSING AND URBAN DEVELOPMENT**, is signed to the foregoing conveyance and who is known to me, acknowledged before me that being informed of the contents of the instrument, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said **SECRETARY OF HOUSING AND URBAN DEVELOPMENT**, on the day the same bears date.

Given under my hand and official seal this 24 day of February, 2015.

[Signature]
NOTARY PUBLIC

My commission expires: _____



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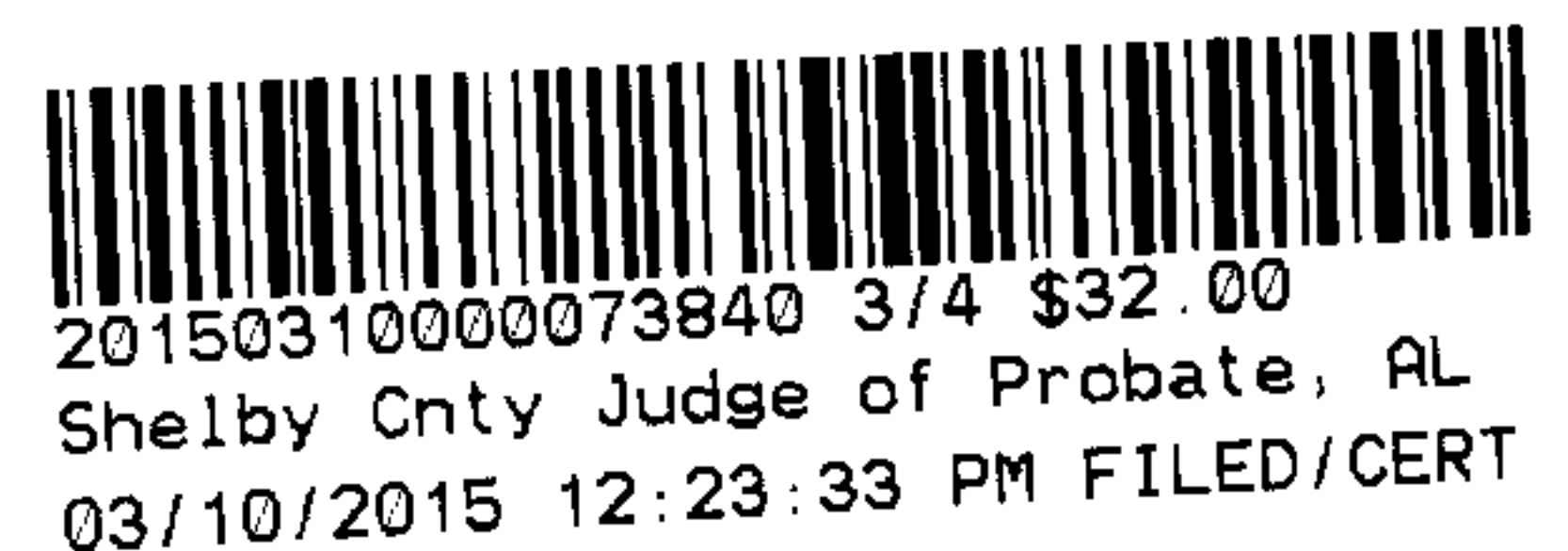
EXHIBIT "A"

A parcel of land lying in the Northwest quarter of the Northwest quarter of Section 13, Township 20 South, Range 4 West, in Shelby County, Alabama, being more particularly described as follows:

Commence at the Northwest corner of the above said quarter-quarter; thence run East along the North line of said quarter-quarter for a distance of 604.17 feet to an iron pin found, said point being the point of beginning of the following described parcel; thence continue along the last described course for a distance of 306.81 feet to an iron pin found; thence turn an interior angle left of 134 degrees 25 minutes 17 seconds and run Southeasterly for a distance of 202.43 feet to an iron pin found; said point lying on the Northwesterly right of way margin of South Shades Crest Road; thence turn an interior angle left of 77 degrees 39 minutes 01 seconds and run Southwesterly along said right of way margin for a distance of 225.03 feet to an iron pin found; thence turn an interior angle left of 102 degrees 14 minutes 30 seconds and leaving said right of way margin run Northwesterly for a distance of 369.05 feet to the point of beginning.

Situated in Shelby County, Alabama.

011-569971



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 and Urban
Dev.
Mailing Address:
40 Marietta Street, Five Points Plaza, Atlanta,GA
30303

Grantee's Name: Aissatou Sow
Mailing Address:
157 Aspen Valley Avenue, Homewood, ALABAMA
35209

Property Address:
4440 So. Shades Crest Road, Helena, ALABAMA
35022

Date of Sale: February 27th , 2015
Total Purchase Price : \$140,000.00
or
Actual Value: \$
or
Assessors 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
X 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: 2/27/15

A. Sow
PRINT NAME
A. Sow
SIGN

Unattested
(verified by) (Grantor/Grantee/Owner/Agent) circle one

