

FHA Case No.: 011-499354

20151215000427390

12/15/2015 10:53:36 AM

DEEDS 1/3

Prepared by:
JUL ANN McLEOD, Esq.
1957 Hoover Court, Suite 306
Birmingham, AL 35226

Send Tax Notice to:
Consuelo Rivera
1497 King James Drive
Alabaster, AL 35007

STATE OF ALABAMA)

COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of THIRTY THOUSAND AND NO/100 DOLLARS (\$30,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, **SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON, D.C.** (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantee, **CONSUELO RIVERA, an individual** (hereinafter referred to as Grantee), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 5, in Block 2, according to the Survey of Royal Place, as recorded in Map Book 17, Page 143, in the Probate Office of Shelby County, Alabama.

Subject to easements, restrictions, rights-of-way, setback lines, covenants, agreements, and mineral/mining rights of record, if any.

Property address: 1328 Royalty Drive, Alabaster, AL 35007

\$30,000.00 of the above-recited consideration is being paid in cash.

Effective date of deed is December 11, 2015.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, her heirs and assigns forever.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of the acquisition thereof by the Grantor.

IN WITNESS WHEREOF, said Grantor has hereunto set its hand and seal this the 8th day of December, 2015.

SECRETARY OF HOUSING AND URBAN DEVELOPMENT
OF WASHINGTON, D.C.

HomeTelos, LP as Asset Manager
Contractor for C-OPS-23637

By: _____

Title: _____

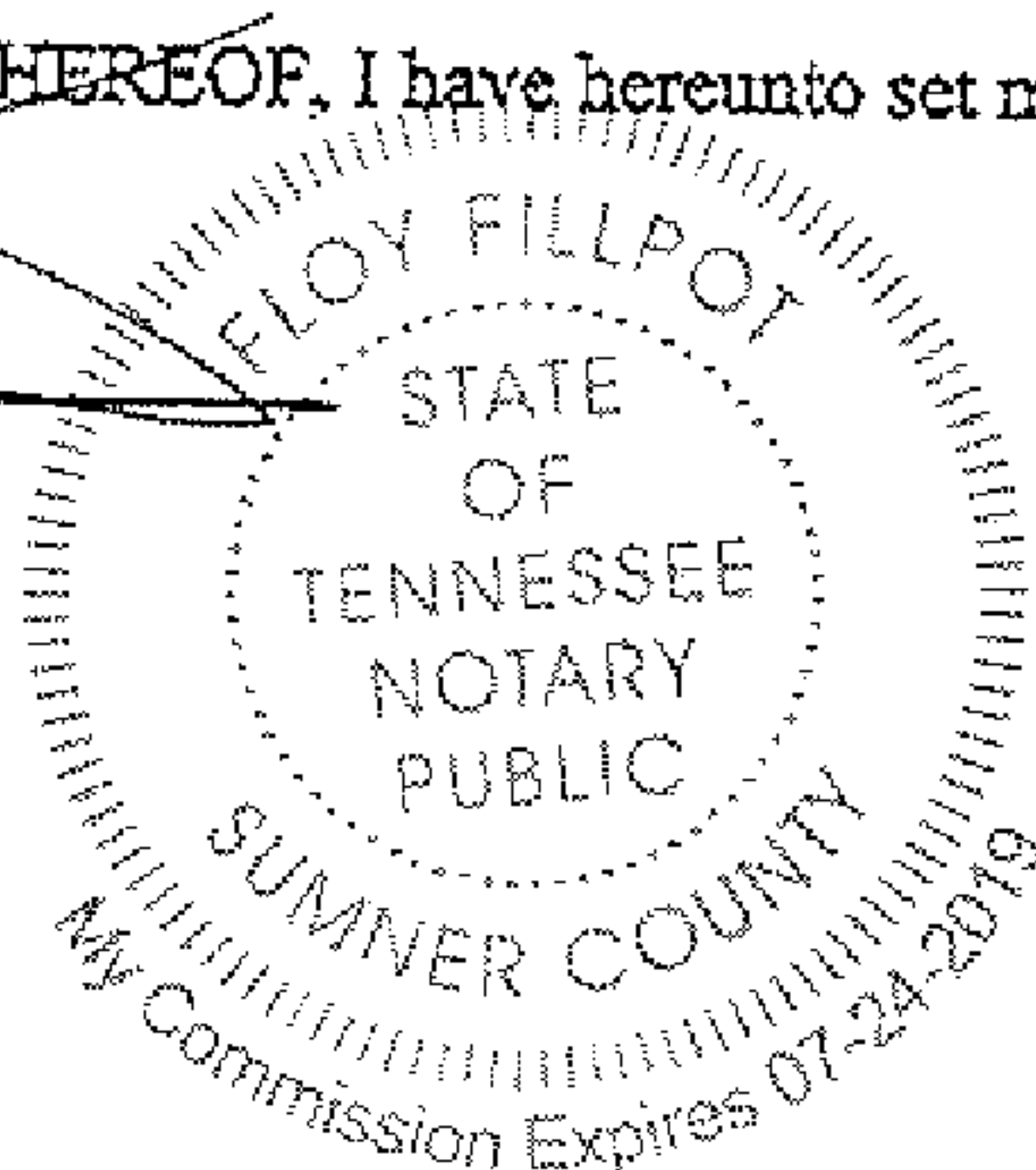
For HUD by: _____
Darice Green, Assistant Project Manager

STATE OF TN
COUNTY OF Davidson

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that on this date personally appeared DARICE GREEN as (title) contractor for the Secretary of Housing and Urban Development of Washington, D.C., whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, (s)he executed the same voluntarily on behalf of, as the free act and deed of, and with full authority, on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 8th day of December, 2015.

NOTARY PUBLIC
My commission expires:



011-499354

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 and DEVELOPMENT

Grantee's Name CONSUELO RIVERA

Mailing Address 40 MARIETTA STREET, FIVE
POINTS PLAZA
ATLANTA, GA 30303

Mailing Address 1497 KING JAMES DR
ALABASTER, AL 35007

Property Address 1328 ROYALTY DRIVE
ALABASTER, AL 35007

Date of Sale December 11, 2015

Total Purchase Price \$30,000.00

or

Actual Value \$

or

Assessor's Market Value \$

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10:53:36 AM DEEDS 3/3**

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 December 11, 2015

Print Malcolm S. McLeod

 Unattested

James W. Fuhrmeister Sign
(verified by)

(Grantor/Grantee/Owner/Agent) circle one

**My Commission Expires
March 8th, 2018**



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/15/2015 10:53:36 AM
\$50.00 CHERRY
20151215000427390

James W. Fuhrmeister