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20160204000036800
02/04/2016 12:45:35 PM
DEEDS 1/2

NO TITLE OPINION REQUESTED, NONE RENDERED.

Prepared by:

Shannon E. Price, Esq.

P.O. Box 19144

Birmingham, AL 35219

Send Tax Notice To:

Gaston Law

1142 Greymoor Road

Shoal Creek, AL 35342

CORPORATE STATUTORY WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Sixty Eight Thousand Dollars and No Cents (\$68,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, and other good and valuable consideration, to the undersigned **Secretary of Housing and Urban Development - FHA Case # 011-621421**, whose mailing address is **40 Marietta Street, Atlanta, GA 30303**, (herein referred to as Grantor), by **Gaston Law**, whose mailing address is **1142 Greymoor Road, Shoal Creek, AL 35342**, (herein referred to as Grantee), in fee simple, the following described real estate, situated in **Shelby County, Alabama**, the address of which is **4802 Riverwood Place, Birmingham, AL 35242**; to-wit:

LOT E, BLOCK 4, ACCORDING TO THE SURVEY OF RIVERWOOD, FIRST SECTOR, AS RECORDED IN MAP BOOK 8, PAGE 49, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$0.00 of the Purchase Price is being paid by a Mortgage.

This conveyance is subject to outstanding ad valorem taxes, statutory rights of redemption, restrictive covenants, rights of way, easement and reservations of record that apply to the herein above described real property.

AND THE GRANTOR DOES HEREBY COVENANT with the Grantee, except as above noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through or under it, but against none other.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the 4th day of February, 2016.

SECRETARY OF HOUSING AND URBAN
DEVELOPMENT - FHA CASE # 011-621421

By:

Its:

State of

County of

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Tristan Black whose name as Delegated of Secretary of Housing and Urban Development - FHA Case # 011-621421, 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 conveyance he/she/they executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 4th day of February, 2016.

Notary Public, State of Alabama

Printed Name of Notary

My Commission Expires:



SHARON LEE
NOTARY PUBLIC
COBB COUNTY, GEORGIA
MY COMMISSION EXPIRES
JANUARY 21, 2019

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 Development - FHA Case # 011-621421	Grantee's Name	Gaston Law
Mailing Address	40 Marietta Street Atlanta, GA 30303	Mailing Address	730 Brookwood Village Homewood, AL 35209
Property Address	4802 Riverwood Place Birmingham, AL 35242	Date of Sale	February 04, 2016
		Total Purchase Price	\$68,000.00
		or	
		Actual Value	
		or	
		Assessor's Market Value	

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

☒ Bill of Sale	☐ Appraisal
☒ Sales Contract	☐ Other
☐ Closing Statement	

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 of 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 February 02, 2016

Unattested



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/04/2016 12:45:35 PM
\$85.00 CHERRY
20160204000036800

(verified by)

James W. Fuhrmeister

Print William Patrick Cochran
Secretary of Housing and Urban Development - FHA
Case # 011-621421

Sign *[Signature]*
(Grantor/Grantee/Owner/Agent) circle one