

FHA Case No.: 011-768237

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

Send Tax Notice to:
Stephanie Agro Walters
160 Treymoor 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 ONE HUNDRED SEVENTY-SIX THOUSAND AND NO/100 DOLLARS (\$176,000.00) 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, **STEPHANIE AGRO WALTERS, married person** (hereinafter referred to as Grantee), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 475, according to the Survey of Weatherly Treymoor Abbey-Sector 22, as recorded in Map Book 21, Page 59, 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.

Subject to all outstanding rights of redemption in favor of all persons and entities entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed dated January 8, 2016, and recorded on January 13, 2016, in Book Instrument 20160113000012870, in the Probate Office of Shelby County, Alabama, under and in accordance with the laws of the State of Alabama or the United States of America.

Property address: 160 Treymoor Drive, Alabaster, AL 35007

\$172,812.00 of the above-recited consideration is being paid with a purchase money mortgage being recorded simultaneously herewith.

Effective date of deed is September 7, 2016.

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.

011-768237

IN WITNESS WHEREOF, said Grantor has hereunto set its hand and seal this the 1 day of September, 2016.

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

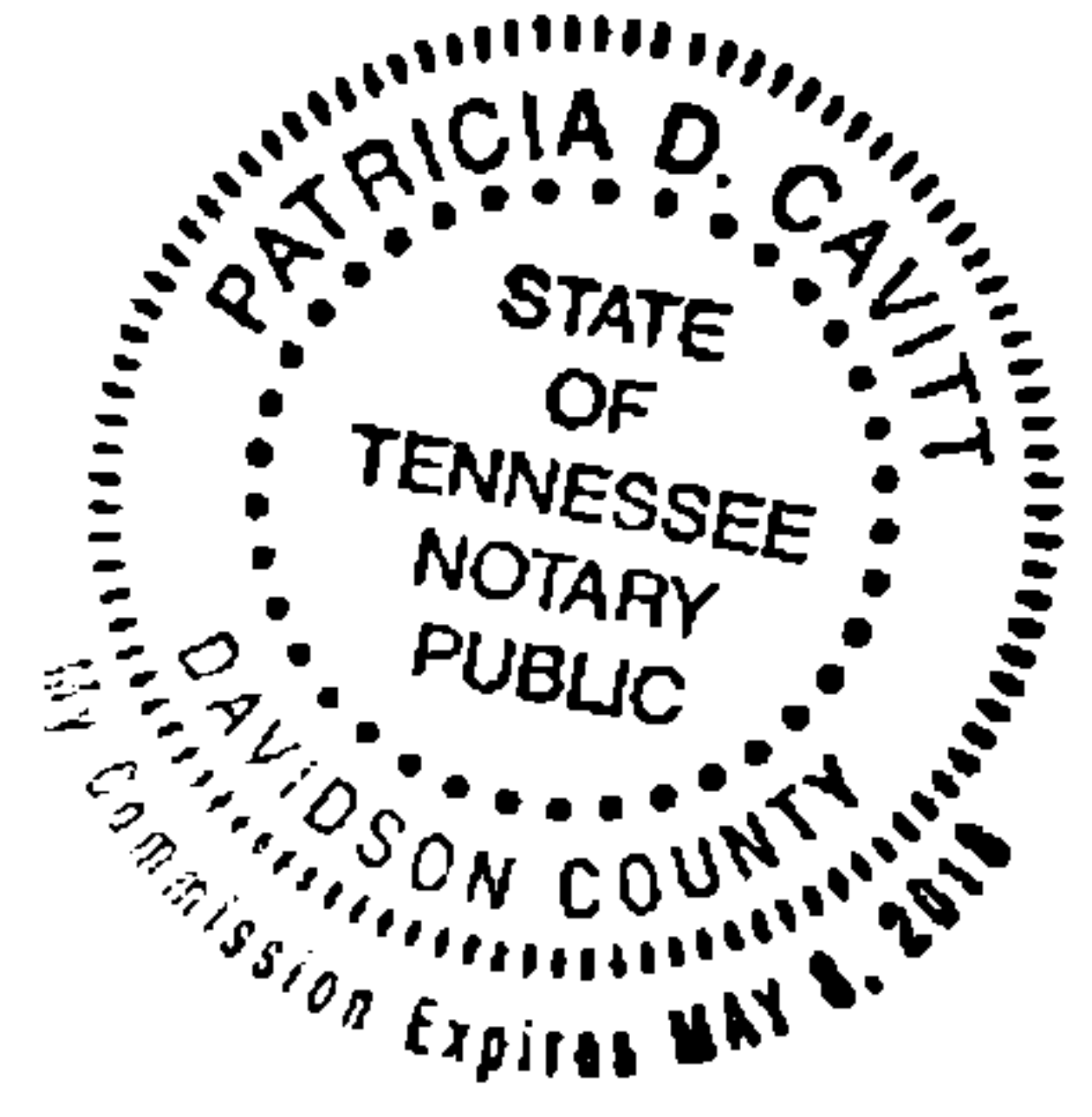
Q Integrated Co., Asset Manager
Contractor for DU204SA-16-D-01
By: _____
Title: For HUD by:
Christie Perry, Closing Manager

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 Christie Perry, as (title) authorized secretary 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 1 day of September, 2016.

[Signature]
NOTARY PUBLIC
My commission expires:



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
and URBAN DEVELOPMENT
Mailing Address 40 MARIETTA STREET
ATLANTA, GA 30303
Property Address 160 TREYMOOR DRIVE
ALABASTER, AL 35007

Grantee's Name STEPHANIE AGRO WALTERS
Mailing Address 160 TRYEMOOR DRIVE
ALABASTER, AL 35007

Date of Sale September 7, 2016

Total Purchase Price \$176,000.00
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 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 September 7, 2016

Print Malcolm S. McLeod

Unattested

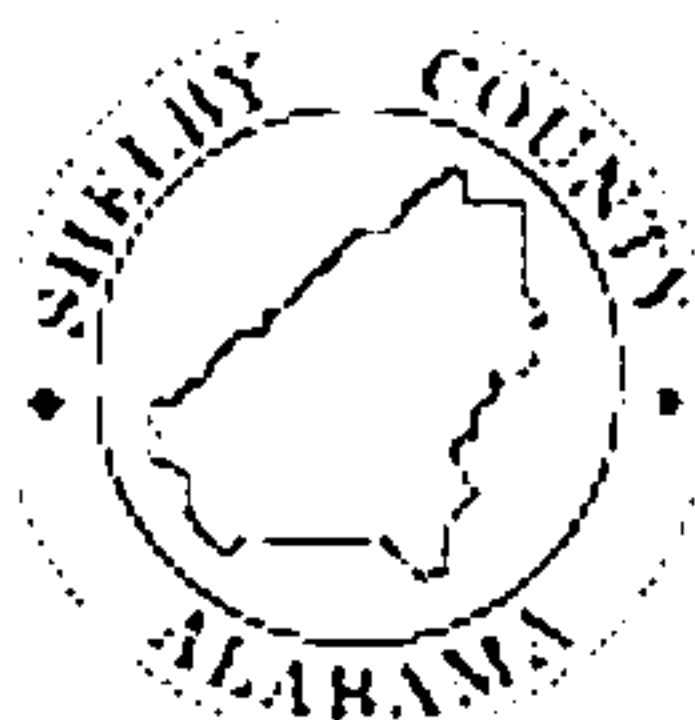
[Signature]
(verified by)

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

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

20160909000326510 09/09/2016 08:18:27 AM DEEDS 3/3



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/09/2016 08:18:27 AM
\$24.50 CHERRY
20160909000326510

[Signature]