

Instrument Prepared By:

Hornsby & Hornsby, Attorneys at Law
2010 Old Springville Road, Suite 100
Birmingham, AL 35215

Send Tax Notice To:

Tom W. Allen, IV, Trustee
1432 Panorama Drive
Birmingham, AL 35216

SPECIAL WARRANTY DEED

**STATE OF ALABAMA* KNOW ALL MEN BY THESE PRESENTS,
SHELBY COUNTY***

That in consideration of Eighty Seven Thousand and NO/100 DOLLARS (\$87,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, I or we, **Alabama Housing Finance Authority**, herein referred to as grantor, whether one or more), does, subject to all matters, exceptions and reservations hereinafter mentioned, hereby GRANT, BARGAIN, SELL AND CONVEY unto the Grantee, **Tom W. Allen, IV, as Trustee of the Frederick Charles Allen Management Trust**, dated 3-26-19 (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot D, Block 3, according to the Survey of Riverwood, First Sector, as recorded in Map Book 8, Page 49, in the Office of the Judge of Probate of Shelby County, Alabama, together with an undivided interest in the Common Areas as defined in the Declaration recorded in Misc. Volume 39, Page 880, in said Probate Office.

Property Address: 4826 Riverwood Place, Birmingham, AL 35242

Subject to easements and restrictions of record, and to current taxes a lien but not yet payable.
Mineral and mining rights excepted not owned by grantor.

Consideration Taken from Settlement Statement

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.

GRANTOR makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

TO HAVE AND TO HOLD unto the Grantees, their heirs successors 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,

Property Address: 4826 Riverwood Place, Birmingham, AL 35242

Shelby County, AL 04/10/2019
State of Alabama
Deed Tax: \$87.00


20190410000117270 1/3 \$108.00
Shelby Cnty Judge of Probate, AL
04/10/2019 12:19:20 PM FILED/CERT

encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 26 day of March, 2019.

Alabama Housing Finance Authority


By: Servicing Manager

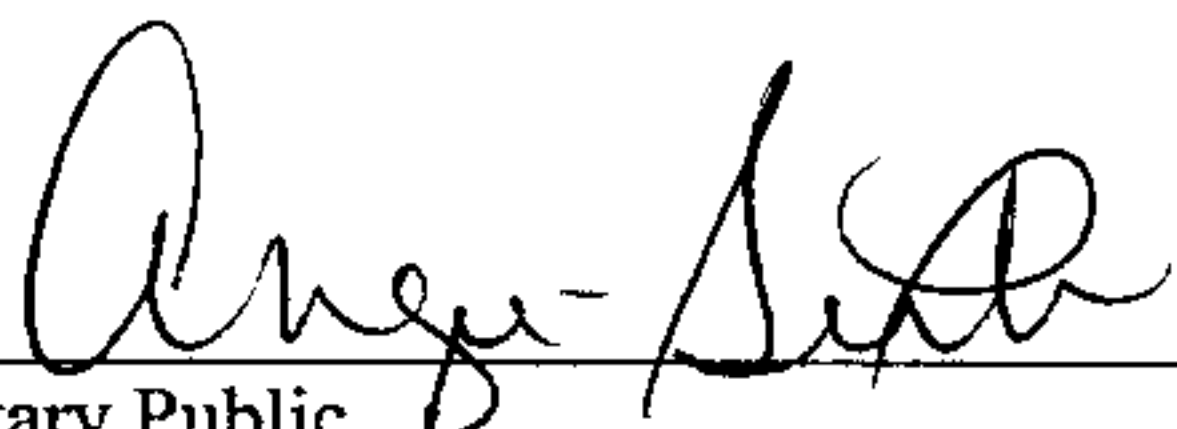
STATE OF Alabama * General Acknowledgment

Montgomery COUNTY *

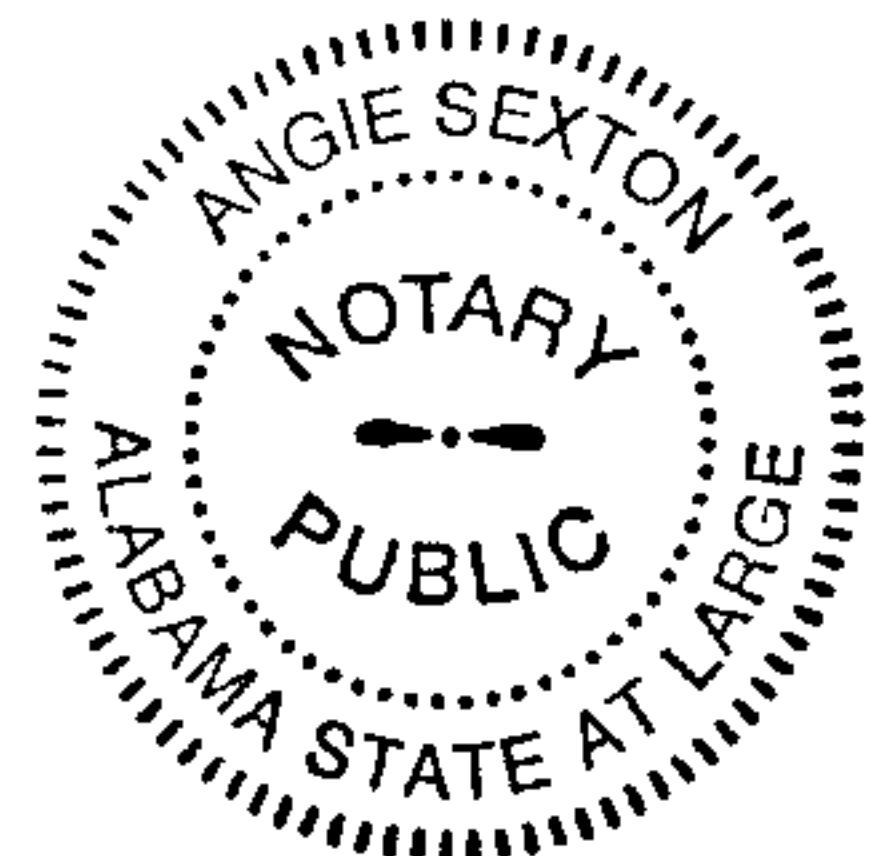
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Anthony Box, as Servicing Manager, and **authorized representative, of Alabama Housing Finance Authority**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, in his capacity, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 26 day of March, 2019.

My Commission Expires: 9-18-21


Notary Public


20190410000117270 2/3 \$108.00
Shelby Cnty Judge of Probate: AL
04/10/2019 12:19:20 PM FILED/CERT



Property Address: 4826 Riverwood Place, Birmingham, AL 35242

Real Estate Sales Validation Form

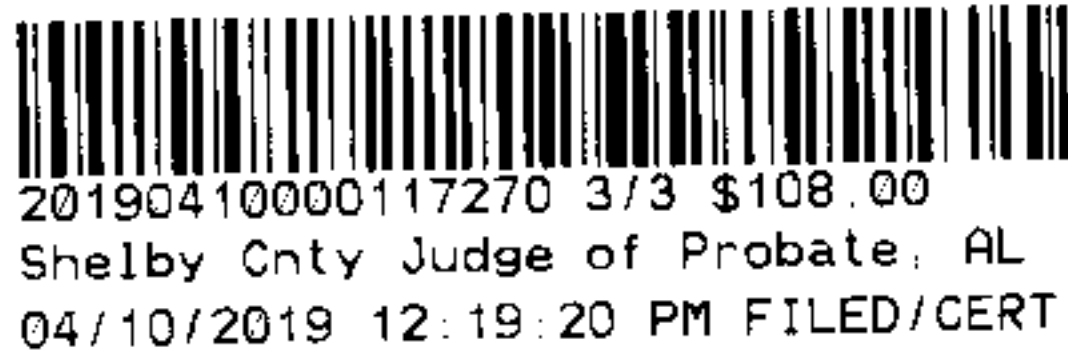
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Alabama Housing Finance Auth.
Mailing Address 7460 Halcyon Pointe Drive
Suite 200
Montgomery, AL 36117

Grantee's Name Tom W. Allen, IV, Trustee
Mailing Address 1432 Panorama Drive
Birmingham, AL 35216

Property Address 4826 Riverwood Place
Birmingham, AL 35242

Date of Sale 3/26/2019
Total Purchase Price \$ 87,000.00



or
Actual Value \$

or
Assessor's Market Value \$ ~~87,000.00~~ MSH

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 3/24/19

Print

Hornsby & Hornsby

X Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1