

Case No. 011-813509

**SPECIAL WARRANTY DEED**

Send Tax Notice To:  
Cyrille Edgard Koffi Hounkpe  
5145 Northumberland Road  
Irondale, AL 35210

STATE OF ALABAMA  
COUNTY OF SHELBY  
PROPERTY ADDRESS:  
1739 Oak Park Lane  
Helena, AL 35080

**KNOW ALL MEN BY THESE PRESENTS**, that the **Secretary of Housing and Urban Development**, of **Washington, D.C.**, his successors and assigns, for and in consideration of Two Hundred Eighty Thousand and No/100 Dollars (\$280,000.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto Cyrille Edgard Koffi Hounkpe, in fee simple, together with every right of reversion, the following described real property situated in the County of Shelby, State of Alabama:

**Lot 304, according to the Survey of Final Plat, The Woodlands Sector, 3, as recorded in Map Book 33 page 141 in the Probate Office of Shelby County, Alabama.**

**THIS DEED IS NOT TO BE IN EFFECT UNTIL:** July 31, 2019

Being the same property acquired by the Secretary of Housing and Urban Development, of Washington D.C. his successors and assigns, pursuant to the provisions of the National Housing Act, as amended (42 USC 1441, et. Seq.). Deed dated March 11, 2018 and recorded on March 25, 2018, in Instrument No. 20190325000093620, in the Probate Office of Shelby County, Alabama.

**TO HAVE AND TO HOLD** to the said Cyrille Edgard Koffi Hounkpe, in fee simple, and to his heirs, together with every right of reversion. Grantor makes no warranty or covenant respecting the nature or the quality of the title to the property hereby conveyed except the following: Grantor does hereby specifically warrant the title to said property against the lawful claims of all persons claiming by, through, or under the Grantor, since the date of acquisition thereof by the Grantor. **SUBJECT** however, to all covenants, restrictions, reservations, easements, conditions, liens and other rights of whatever nature appearing of record; Further subject to any state of facts an accurate survey would show.

**IN WITNESS WHEREOF**, the undersigned has set his/her hand as the duly authorized representative of the Secretary of Housing and Urban Development this 29 day of July, 2019.

SECRETARY OF HOUSING AND  
URBAN DEVELOPMENT  
By K.M. Minemier & Associates, LLC Real  
Estate Services  
Contractor for HUD-State of Alabama

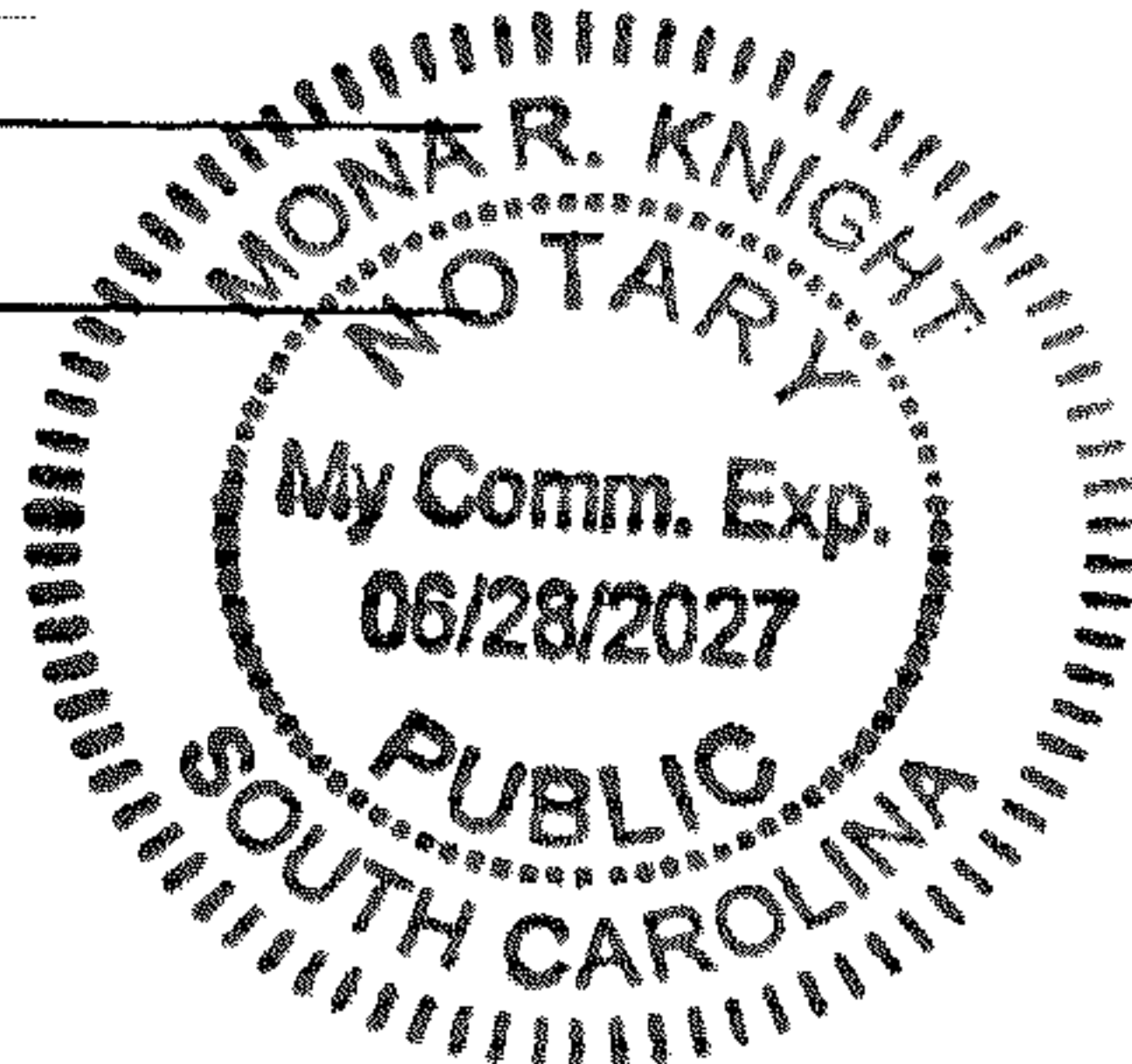
By: [Signature]  
Jennilee Burden  
Designated Signatory for K.M. Minemier &  
Associates, LLC Real Estate Services

STATE OF South Carolina  
COUNTY OF Charleston

I, undersigned, a Notary Public in and for said County in said State, do hereby certify that Jennilee Burden, who is personally well known to me to be the duly authorized representative of the Secretary of Housing and Urban Development and the person who executed the foregoing instrument bearing the date July, 29, 2019, by virtue of the authority vested in him/her by the delegation of authority published at FR-4837-D-57 (July 25, 2005), and acknowledged before me on this day that, being informed of the contents of this conveyance, he/she executed the same voluntarily for and on behalf of Secretary of Housing and Urban Development, on the day and year above stated.

GIVEN under my hand and official seal this 29 day of July, 2019.

Monar R. Knight  
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	The Secretary of Housing and Urban Development (FHA Case No. 011-813509)	Grantee's Name	Cyrille Edgard Koffi Hounkpe
Mailing Address	40 Marietta Street Atlanta, GA 30303	Mailing Address	5145 Northumberland Road Irondale, AL 35210
Property Address	1739 Oak Park Ln. Helena, AL 35080	Date of Sale	July 31, 2019
		Total Purchase Price	\$280,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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.

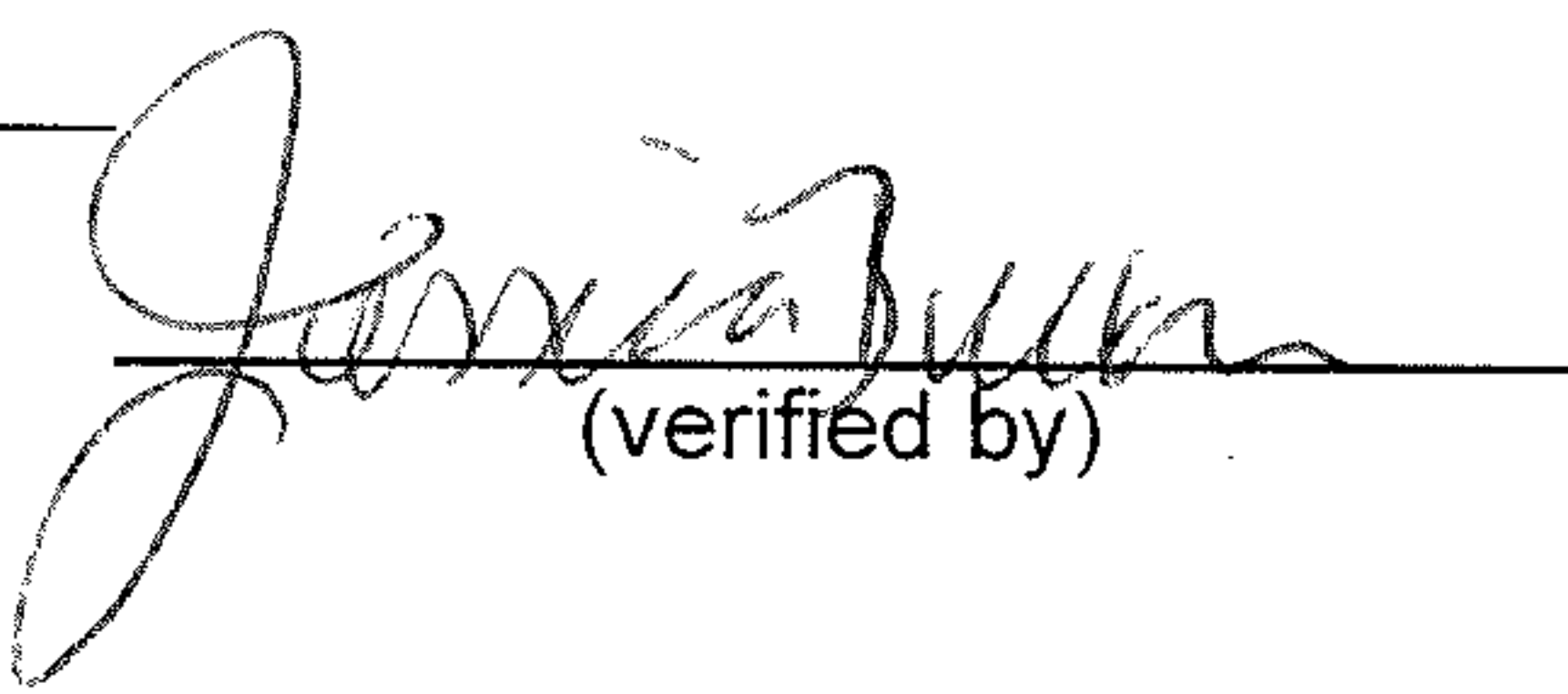
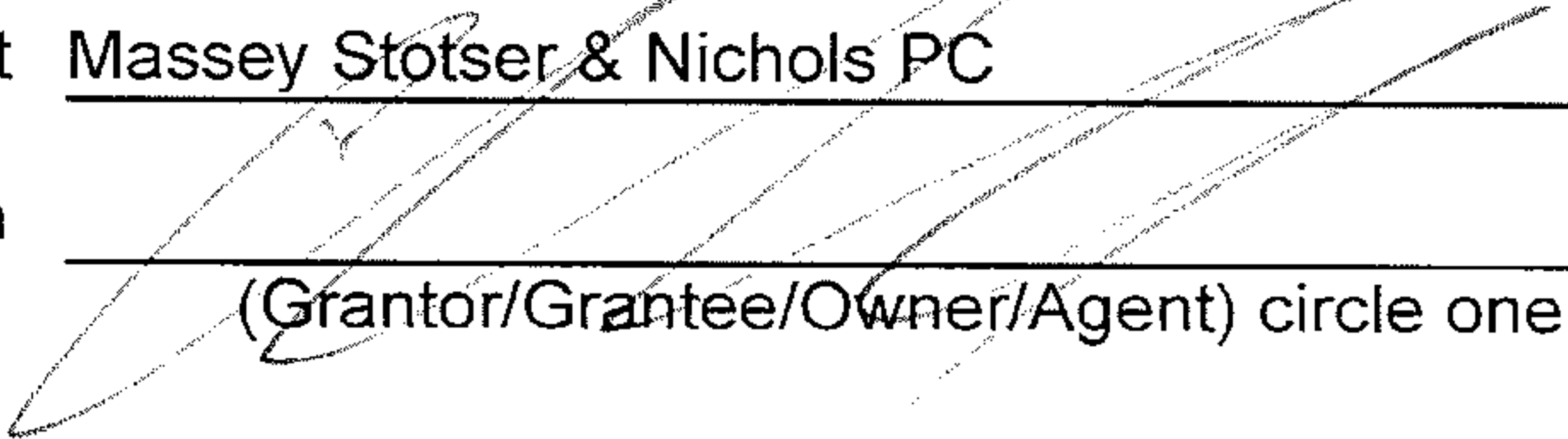
Date of Sale - the date on which interest to the property was conveyed.

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	July 31, 2019	Print	Massey Stotser & Nichols PC
<input type="checkbox"/> Unattested	 (verified by)	Sign	 (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County Clerk  
Shelby County, AL  
08/01/2019 08:23:57 AM  
\$74.00 CHERRY  
20190801000275810

Allen S. Bayl