

20200506000177390
05/06/2020 11:34:48 AM
DEEDS 1/3

Send tax notice to:

Grey T. Newman
7 Sams Place
Shelby, AL 35143
PEL2000123

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

STATE OF ALABAMA
COUNTY OF SHELBY

HUD Case #011-762189

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Thirty Three Thousand Four Hundred and no/100 Dollars (\$133,400.00)**, which can be verified by the Sales Contract, in hand paid to the undersigned, **Secretary of Housing and Urban Development**, whose mailing address is 40 Marietta St., Five Points Plaza, Atlanta, GA 30303 (hereinafter referred to as "Grantor"), grant, bargain, sell and convey unto **Grey T. Newman**, whose mailing address is 7 Sams Place, Shelby, AL 35143, (herein referred to as grantees), the following described real estate, situated in **Shelby County, Alabama**, the address of which is **7 Sams Place, Shelby, AL 35143**, to wit:

All that certain parcel of land situated in the County of Shelby and State of Alabama being known as designated as follows: Lot 1, according to the Survey of Dixon Family Subdivision, as recorded in Map Book 29, Page 109, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

Subject to ad valorem taxes for the current year, and subsequent years.

Subject to restrictions, reservations, conditions, and easement of record

Subject to any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

\$126,730.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN. \$7,500 of the consideration was paid from the proceeds of a 2nd mortgage loan simultaneously.

To Have and To Hold to the said grantee, their heirs and assigns forever.
Grantor makes no warrant or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that Grantor has neither permitted or suffered any lien, encumbrances or adverse claim to the property described herein since the date of the acquisition thereof by Grantor.

This Deed shall be made effective on May 5, 2020.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 4 day of May, 2020.

Secretary of Housing & Urban Development

Kate Connor

By: Kate Connor

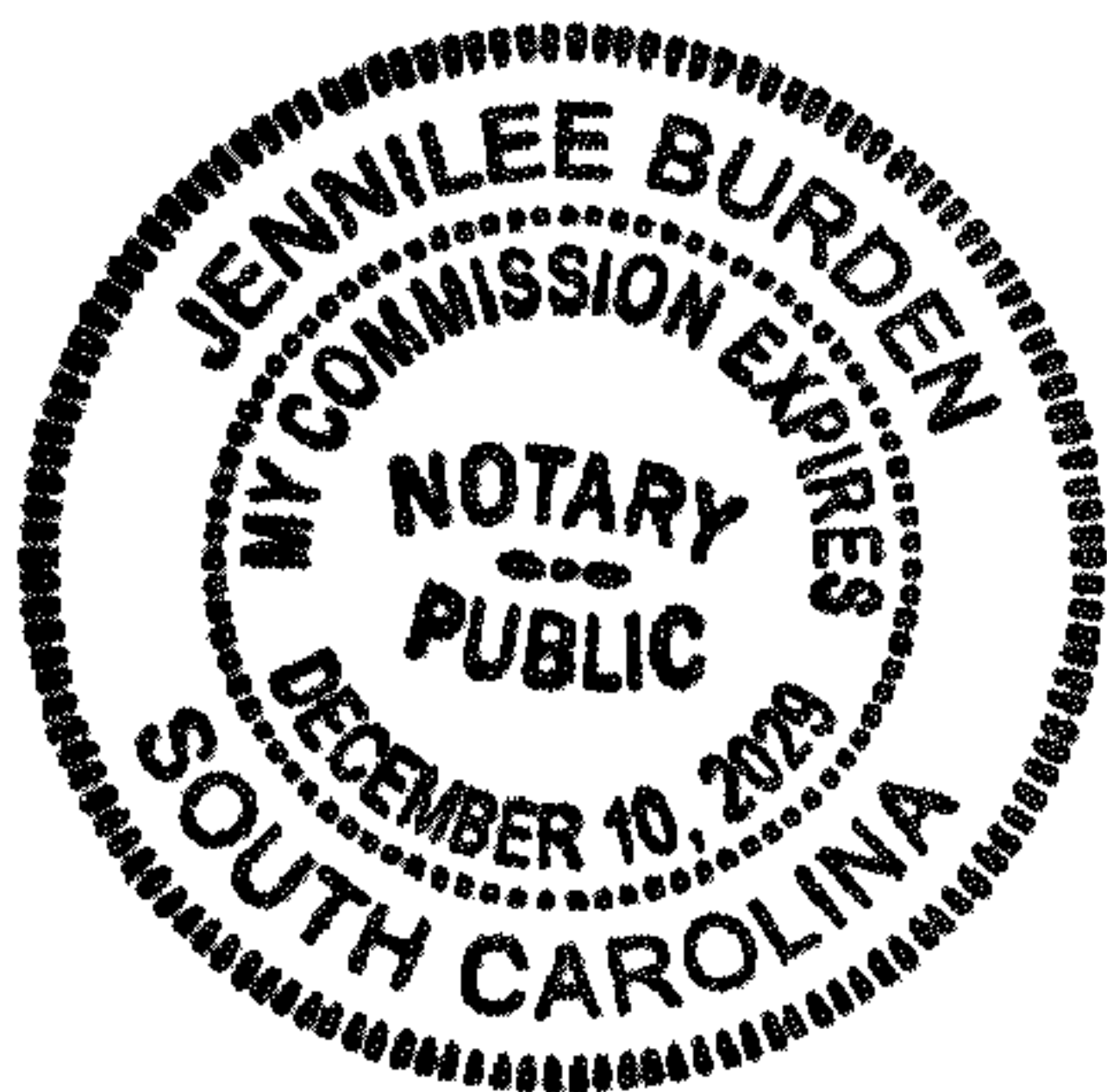
Its: Contract Manager

STATE OF South Carolina,
Charleston County

I, The Undersigned, a notary for said County and in said State, hereby certify that Kate Connor, whose name as Contract Manager of **Secretary of Housing & Urban Development**, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, he/she, as such officer and with full authority, executed the same voluntarily on the day the same bears date.

WITNESS my hand and official seal in the county and state aforesaid this the 4 day of May, 2020.

(S E A L)



A. B.

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 Urban Development	Grantee's Name	Grey T Newman
Mailing Address	40 Marietta St., five points plaza, Atlanta GA 30303	Mailing Address	7 Sams Place Shelby AL 35143
Property Address	7 Sams Place Shelby AL 35143	Date of Sale	5/4/2020
		Total Purchase Price	\$ 133,400
		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.

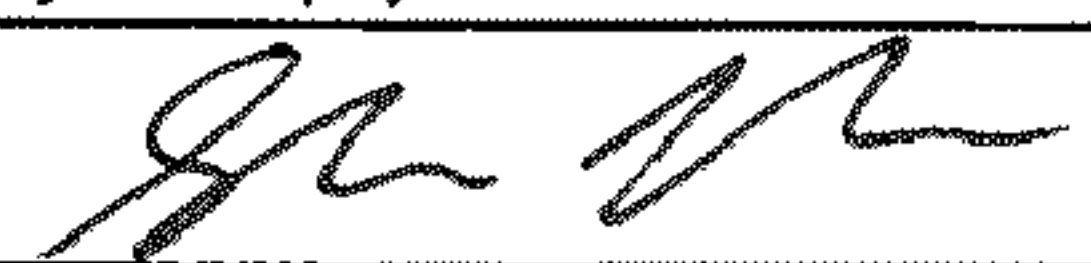
Date of Sale - the date on which interest to the property was conveyed.

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 5/6/2020Print Skyler MurphyUnattestedSign 

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/06/2020 11:34:48 AM
 \$29.00 MIST
 20200506000177390

Allen S. Bayl