


20131230000496320 1/3 \$118.50
Shelby Cnty Judge of Probate, AL
12/30/2013 02:51:14 PM FILED/CERT

STATE OF ALABAMA

Special Warranty Deed

Case #011-671261

COUNTY OF SHELBY

Know all Men by these Presents: That, in consideration of Ninety Eight Thousand Five Hundred and No/100ths Dollars (\$98,500.00) and other good and valuable consideration to it in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **SECRETARY OF HOUSING AND URBAN DEVELOPMENT** (herein referred to as "Grantor") does by these presents grant, bargain, sell and convey unto **PATRICK HUGHES** (herein referred to as "Grantee"), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 623, according to the survey of Forest Lakes, Sector 12, as recorded in Map Book 34, page 3, in the Office of the Judge of Probate of Shelby County, Alabama.

This conveyance is subject to subdivision restrictions, utility, drainage and sewer easements, and minimum setback lines, if any, applicable to the aforesaid property appearing of record in the Office of the Judge of Probate of Sterrett, Shelby County, Alabama. This conveyance is also subject to any prior reservation, severance or conveyance of minerals or mineral rights, taxes and assessments for the year 2014 and all subsequent years, and the following:

1. **Utility easements as shown by recorded plat, including, 8 feet along Forest Lakes Drive.**
2. **Restrictions, limitations and conditions as set out in Plat Book 34, page 3, in the Probate Office of Shelby County, Alabama.**
3. **Easement(s) granted to Alabama Power Company as set out in Book 126, page 191, Book 126, page 323, and 236, page 829, in the Probate Office.**
4. **Easement(s) granted to Shelby County as set out in Inst. No. 1993-03955; Inst. No. 1993-03957; Inst. No. 1993-03959; Inst. No. 1993-03960; Inst. No. 1993-03961; Inst. No. 1993-03965; and Inst. No. 1993-03966, in the Probate Office.**
5. **Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Book 53, page 262 and Book 334, page 262, in Probate Office.**

\$ 115,000.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

This Deed shall be made effective on 12-18-13

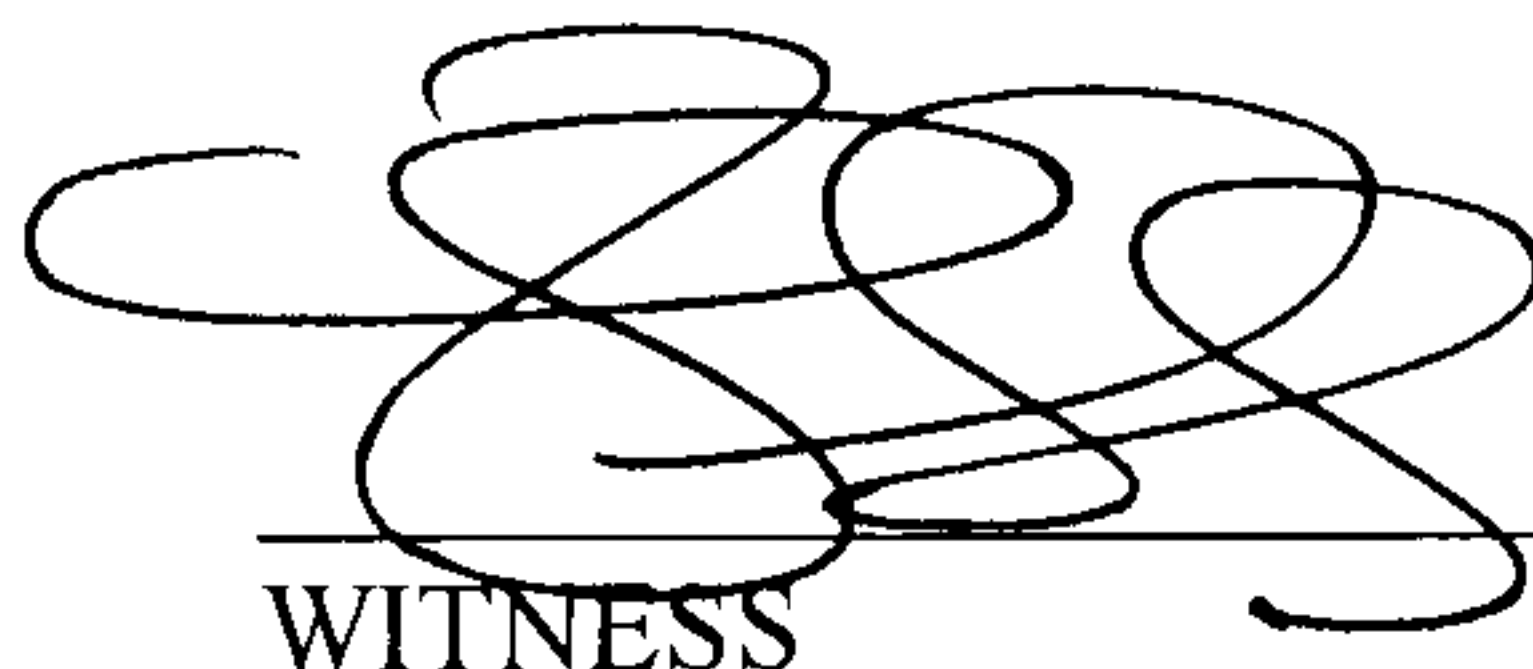
To Have and To Hold the aforegranted premises to the said Grantee.

And the said Grantor does, for itself, its successors and assigns, covenant with said Grantee, his heirs and assigns, that it is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall **Warrant and Defend** the premises to the said Grantee, his heirs, personal representatives and assigns forever, against the lawful claims of all persons.

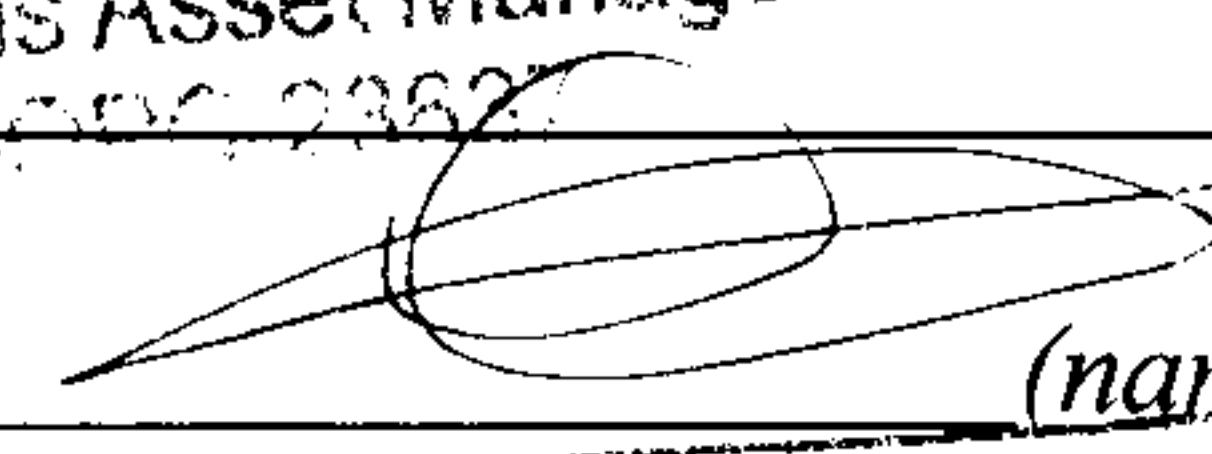
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In Witness Whereof, the said Grantor has set its hand and seal this 12th day of
December, 2013.


WITNESS

**SECRETARY OF HOUSING & URBAN
DEVELOPMENT**

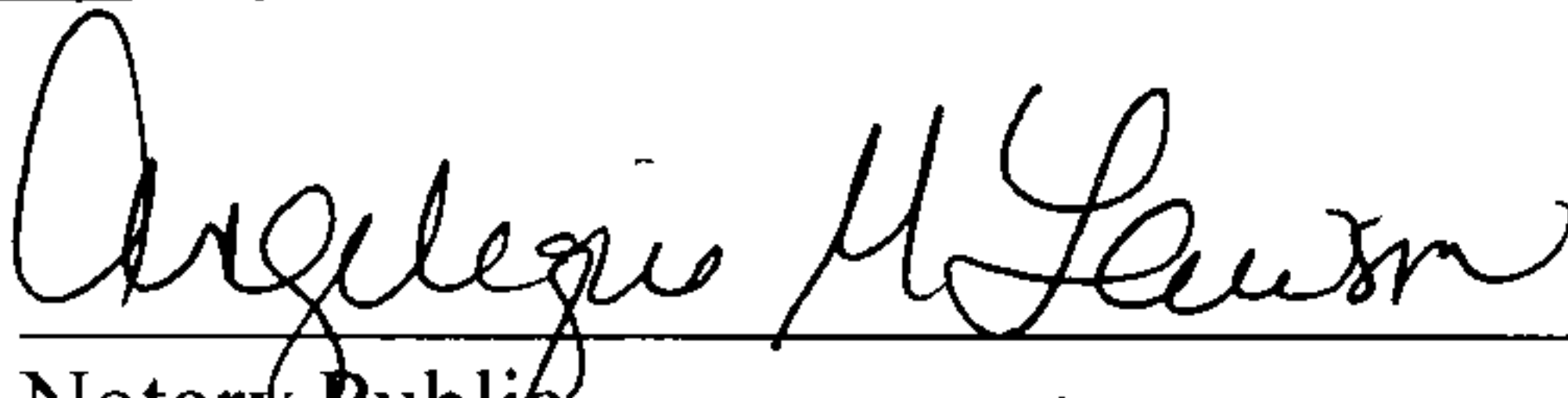
By: HomeTelos, LP as Asset Manager {L.S.}
Contractor for C-000-2362


or HUD by: (name/title)
Darice Green, Assistant Project Manager

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify
that DARICE GREEN, whose name as agent of
SECRETARY OF HOUSING AND URBAN DEVELOPMENT is signed to the foregoing
instrument, and who is known to me, acknowledged before me on this day, that, being informed
of the contents of the said instrument, he/she as such Officer and with full authority, executed the
same voluntarily for and as the act of said Agency.

Given under my hand and seal this 12th day of December, 2013.



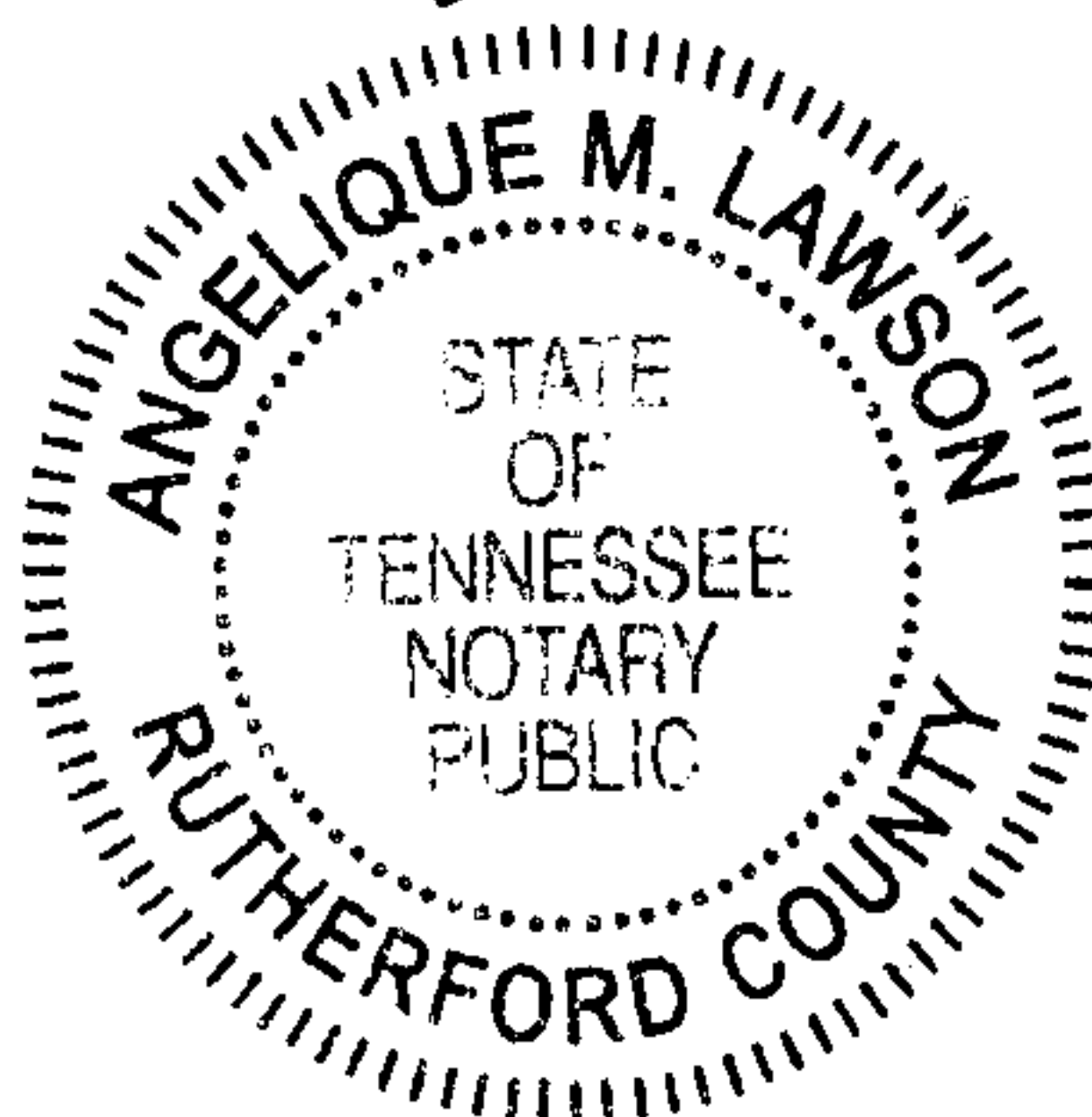
Notary Public
My commission expires June 16, 2019

GRANTEE'S MAILING ADDRESS:

Patrick Hughes
~~2051 Belvedere Cove~~ 297 West Valley Ave.
Birmingham, AL 35209

THIS INSTRUMENT PREPARED BY:

Rodney S. Parker, Attorney at Law
300 Vestavia Parkway, Suite 2300
Birmingham, AL 35216
File # 2013-10-3576





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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 & Urban Development
Mailing Address 40 Marietta Street
Five Point
Atlanta, GA 30303

Grantor's Name Patrick Hughes
Mailing Address ~~2051 Belvedere Cove~~ *297 West Valley Ave*
Birmingham, AL 35209

Property Address 302 Forest Lakes Dr.
Sterrett, AL 35147

Date of Sale 12/18/2013
Total Purchase Price \$98,500.00
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 evidenced: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other

Shelby County, AL 12/30/2013
State of Alabama
Deed Tax: \$98.50

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 - provided 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 of the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real 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 not 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 12/18/13

Unattested

Print:

Angie Phillips

Sign

(Grantor/Grantee/Owner/Agent) circle one