

20140113000012350 1/2 \$37.50
Shelby Cnty Judge of Probate, AL
01/13/2014 12:38:10 PM FILED/CERT

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:
Trevor Pat Kesler
4001 Falliston Drive
Helena, Alabama 35080

**SPECIAL WARRANTY DEED, JOINT TENANTS WITH RIGHT OF
SURVIVORSHIP**

011-618668

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **One Hundred Eight Thousand Eight Hundred Eight and 52/100 Dollars (\$101,808.52)** to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is acknowledged,

Secretary of Housing and Urban Development

(hereinafter referred to as "Grantor") does grant, bargain, sell and convey unto

Trevor Pat Kesler and Kristal Lane Kesler

(hereinafter referred to as "Grantees") as joint tenants with right of survivorship, the following described real estate situated in **Shelby** County, Alabama to-wit:

Lot 52, according to the Survey of Dearing Downs Subdivision, 1st Addition, as recorded in Map Book 6, page 141, in the Probate Office of Shelby County, Alabama

\$81,400.00 of the proceeds come from a mortgage recorded simultaneously herewith.

- Subject to:
- (1) 2014 ad valorem taxes not yet due and payable;
 - (2) all mineral and mining rights not owned by the Grantor; and
 - (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD unto Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 acquisition thereof by the Grantor.

IN WITNESS WHEREOF, Grantor has set its seal by its authorized representative, this
7th day of January, 2013.

Secretary of Housing and Urban Development

BY: K. Martin As HUD's Designated Agent (Seal)

ITS: Authorized Signatory

STATE OF Georgia

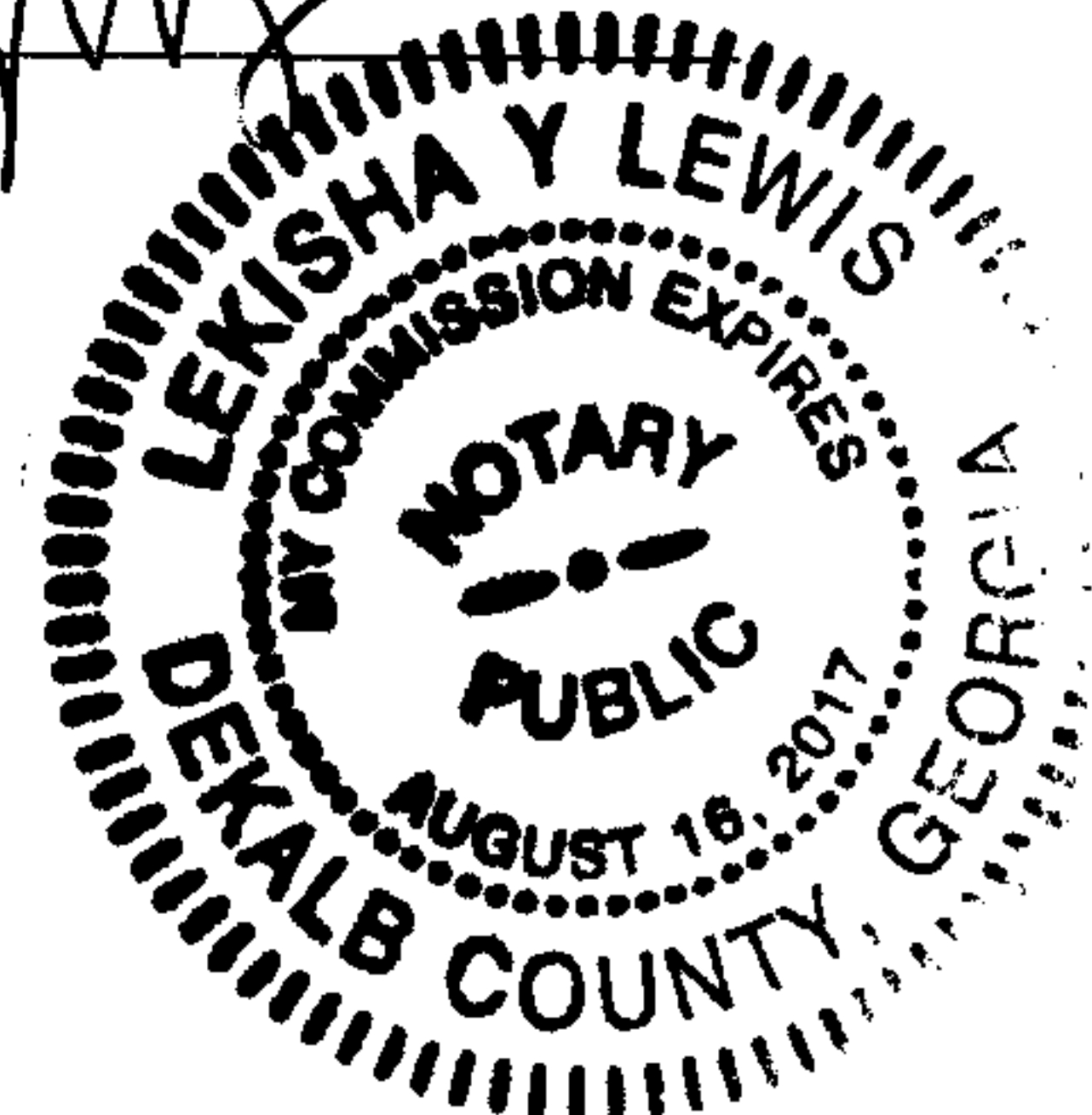
Fulton COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Kendra Martin **Authorized Signatory of Secretary of Housing and Urban Development** 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 and with full authority as such **Authorized Signatory**, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of January, 2013.

Shelby County, AL 01/13/2014
State of Alabama
Deed Tax: \$20.50

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 Name: **Secretary of Housing and Urban Development**
Kesler

Grantee Name: **Trevor Pat**

Grantee Name: **Kristal Lane Kesler**

Mailing Address: **1210 Southwind Drive**
Helena, Alabama, 35080

Mailing Address: **4001 Falliston Drive**
Helena, Alabama, 35080

Property Address: **1210 Southwind Drive**
Helena, Alabama, 35080

Date of Sale: **January 7th, 2013**

Total Purchase Price: **\$101,808.52**

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 Section 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 Section 40-22-1 (h).

Date: **January 7th, 2013**

Print: Trevor Pat Kesler

☐ Unattested

(verified by)

Sign: [Signature]

(Grantor/Grantee/Owner/Agent) circle one



20140113000012350 2/2 \$37.50
Shelby Cnty Judge of Probate, AL
01/13/2014 12:38:10 PM FILED/CERT