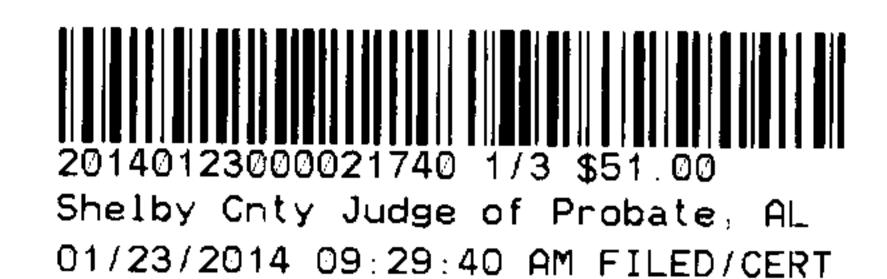
Shelby County, AL 01/23/2014 State of Alabama Deed Tax:\$31.00



THIS INSTRUMENT WAS PREPARED BY:

Clayton T. Sweeney, Attorney at Law 2700 Highway 280 East, Suite 160 Birmingham, Alabama 35223

SEND TAX NOTICE TO: Vu Xuan Dang and Hien Minh Do 6109 Terrace Hills Dr. Birmingham, Alabama 35242

FHA Case No. 011-684029

STATE OF ALABAMA	}	
	:	SPECIAL WARRANTY DEED
COUNTY OF SHELBY	}	

Know all men by these presents, that for and in consideration of One Hundred Sixty Five Thousand and No/100 Dollars (\$165,000.00) and other good and valuable consideration in hand paid to The Secretary of Housing and Urban Development, (hereinafter referred to as "Grantor") by Vu Xuan Dang and Hien Minh Do, (hereinafter referred to as "Grantees") the receipt and sufficiency of which are acknowledged hereby, Grantor does by these presents grant, bargain, sell and convey unto the said Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, (the "Property"), together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining:

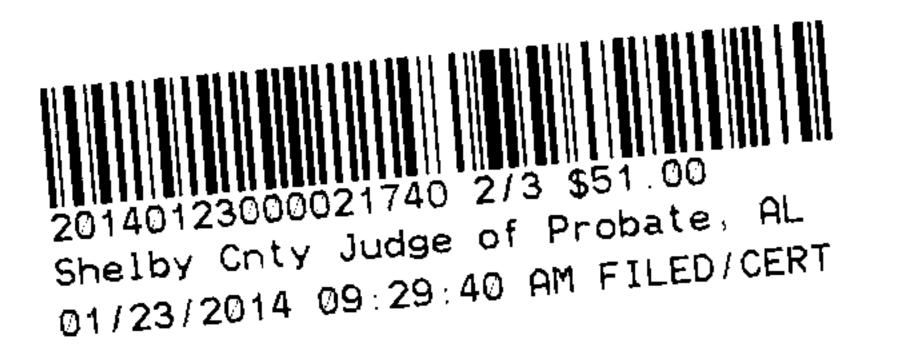
Lot 27, according to the Final Record of Greystone Farms, Terrace Hills, as recorded in Map Book 24, Page 54, in the Probate Office of Shelby County, Alabama.

This conveyance is subject however, to the following:

- 1. Ad valorem taxes for 2014 and subsequent years not yet due and payable until October 1, 2014.
- 2. Mineral and mining rights not owned by Grantor.
- 3. Easements of record, recorded restrictions, rights of way, agreements and other matters of record.
- 4. Matters that would be revealed by an accurate survey of the Property or that may be shown on any recorded map or plat of the property.
- 5. Any applicable zoning, subdivision or other land use ordinances, laws or regulations.

"AS IS" and "WHERE IS", with all faults and specifically and expressly without any warranties, representations, or guaranties of any kind, oral or written, express or implied, concerning the Property or this conveyance from or on behalf of Grantor;

To the maximum extent permitted by law, Grantor makes no representations, warranties or guarantees of any kind, oral or written, express or implied concerning the Property, including, without limitation, (i) the profitability, suitability or fitness of the Property for a particular use or purpose, (ii) the manner or quality of the construction or materials incorporated into the improvements, if any, on the Property, (iii) the manner of repair, quality, state of repair, or lack of repair of the Property, and (iv) the availability of utilities and access of the Property to public roads.



To the maximum extent permitted by law, Grantor makes no representations or warranties with regard to compliance with any environmental protection, pollution, or land use laws, rules, regulations, orders or requirements, including but not limited to, those pertaining to the handling, generating, treating, storing, or disposing of any solid waste, as defined by the U.S. Environmental Protection Agency Regulations at 40 C.F.R. Part 2261, or hazardous substances, as defined by the Comprehensive Environmental Response Compensation and Liability Act of 1990, as amended, and regulations promulgated thereunder.

Grantor is not liable or bound in any manner by any verbal or written statement, representations or information pertaining to the Property furnished by any broker, agent, employee, servant, or other person.

Grantor shall not be liable to the Buyer for any prospective or speculative profits, or special, indirect or consequential damages, whether based upon contract, tort, or negligence or in any other manner arising from the transactions contemplated by this conveyance.

TO HAVE AND TO HOLD to the Grantees and Grantees' heirs, successors and assigns, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, forever.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed by Grantor's duly authorized representative this if the day of December, 2013.

representative this photos day of December, 2013.

THE SECRETARY OF HOUSING

and URBAN DEVELOPMENT

STATE OF GEORGIA

Printed Name:

COUNTY OF Fultur

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, in his capacity as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal of office this the 10th day of December, 2013-

[NOTARIAL SEAL]

My commission expires: 6-77-2016

Notary Public

JOYCE R KING
FULTON COUNTY, GEORGIA
NOTARY PUBLIC
MY COMMISSION EXPIRES
JUNE 12, 2016

## Real Estate Sales Validation Form

	This		rdance with Code of Alabama 197		
	Grantor's Name	The Secretary of Housin Urban Development	rg & Grantee's Name	Vu Xuan Dang Hien Minh Do	
	Mailing Address	40 Marietta St.	Mailing Address	6109 Terrace Hills Dr.	
		Atlanta, GA 30303		Birmingham, AL 35242	
			· 	" <u>- LITIL-"</u>	
	D.,	(100 m Tritti D	Data of Sala	* 15 001/	
	Property Address	6109 Terrace Hills Dr.	Date of Sale Total Purchase Price	January 15, 2014	
		Birmingham, AL 35242	or	103,000.00	
			Actual Value	5	
2014012	3000021740 3/3 \$51.00		or or		
Shelby	Cnty Judge of Probate, A 2014 09:29:40 AM FILED/CE	IL IRT	Assessor's Market Value 9		
01/23/2			this form can be verified in the	following documentary	
	•		entary evidence is not require		
	Bill of Sale	mo, (nocondanom or accum)	Appraisal		
	Sales Contrac	t	Other		
	X Closing State		·		
	If the converse	decument procented for roce	ordation contains all of the requ	uired information referenced	
	_	this form is not required.	Juation Contains all Of the requ	uned intoffication referenced	
	above, the ming of	uno iomi io not required.			
			Instructions		
		——————————————————————————————————————	de the name of the person or persons conveying interest		
	to property and the	eir current mailing address.			
	Grantee's name are to property is being		the name of the person or per	sons to whom interest	
	Property address -	the physical address of the	property being conveyed, if av	ailable.	
	Date of Sale - the	date on which interest to the	property was conveyed.		
	•	ce - the total amount paid for the instrument offered for re	the purchase of the property, ecord.	both real and personal,	
	A atual value if the	a proporty ic not boing cold t	the true value of the property	hoth real and perconal heing	
	conveyed by the in	• • •	the true value of the property, This may be evidenced by an arket value.		
(Magan	If no proof is provid	ded and the value must be de	etermined, the current estimat	e of fair market value.	
	•		as determined by the local of		
<<	<del>-</del>		x purposes will be used and th		
	pursuant to Code of	of Alabama 1975 § 40-22-1 (	h).		
5	I attest, to the best of my knowledge and belief that the information contained in this document is true and				
			atements claimed on this form		
		cated in Code of Alabama 19			
	<b>□</b> - 4 -		Deim +		
	Date		Print Vu Xuan Dang and H	ien Minh Do	
	Unattested		Sign Walker	Him Minh (D)	
		(verified by)		/Owner/Agent) circle one	
<b>3</b> .		<del>-</del> •			

Form RT-1