

Send tax notice to:

Dijana Cox
158 Sommersby Circle
Pelham, AL. 35124
GAR1400034

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #645
Birmingham, Alabama 35243

SPECIAL WARRANTY DEED
THIS DEED IS NOT TO BE IN EFFECT UNTIL MARCH 12, 2014

STATE OF ALABAMA
COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS, that inconsideration of the sum of Eight-Four Thousand Dollars (\$84,000.00) and other good and valuable consideration in hand paid to the undersigned, **Secretary of Housing & Urban Development** (hereinafter "Grantor"), the receipt of which is acknowledged, the undersigned does hereby grant, bargain, sell and convey unto **Dijana Cox, individual** (hereinafter "Grantee"), the following described real estate situated in Shelby County, State of Alabama, to wit:

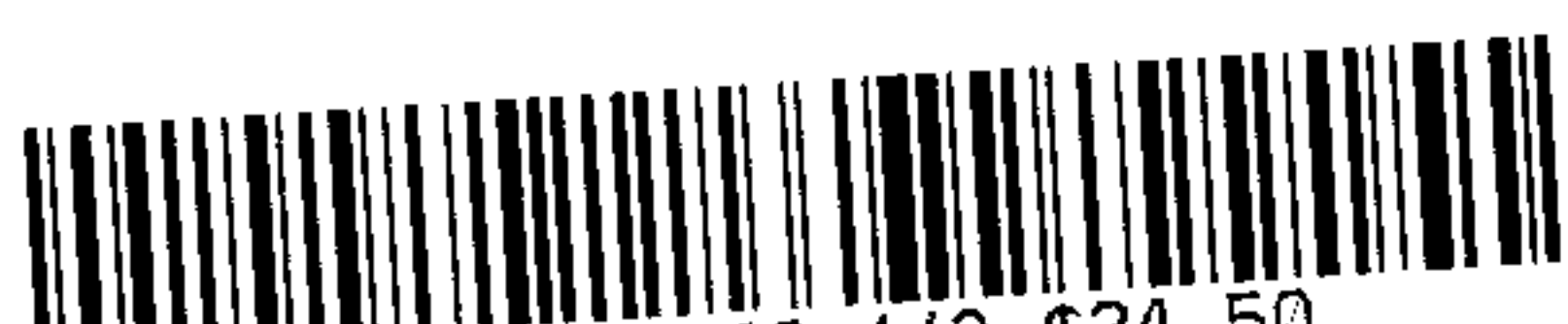
Lot 39, according to the Map of Sommersby Townhomes, as recorded in Map Book 20, Page 112, in the Probate Office of Shelby County, Alabama.

\$79,900.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

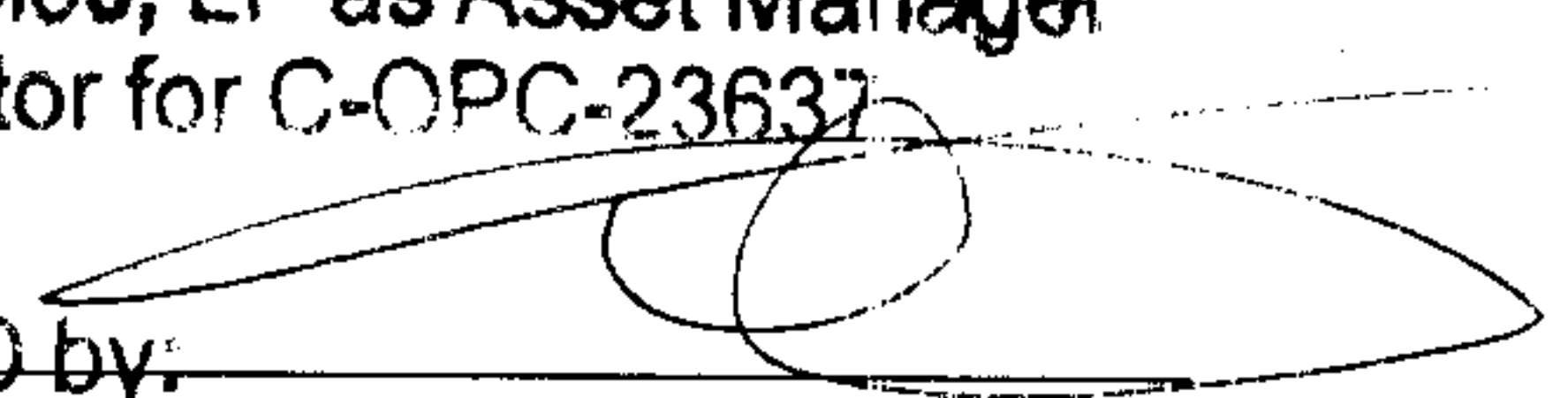
TO HAVE AND TO HOLD unto the Grantee and unto heirs and assigns forever, in fee simple.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, expressed or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

WITNESS my hand and seal this 16th day of March, 2014.


20140314000071640 1/3 \$24.50
Shelby Cnty Judge of Probate, AL
03/14/2014 01:39:21 PM FILED/CERT

Shelby County, AL 03/14/2014
State of Alabama
Deed Tax: \$4.50

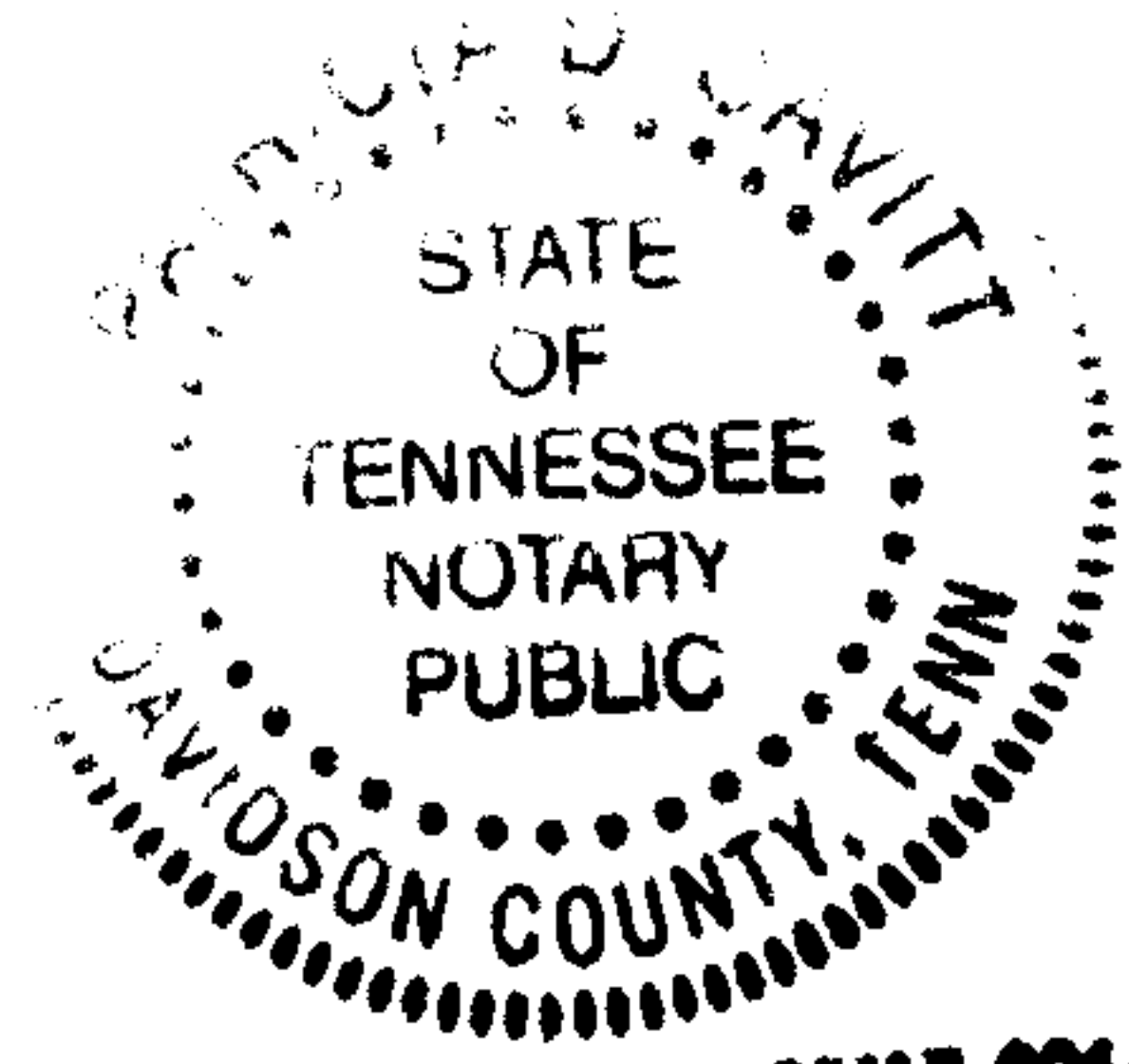
Secretary of Housing & Urban
Development
HomeTelos, LP as Asset Manager
Contractor for C-OPC-23637
For HUD by: 
Darice Green, Assistant Project Manager

STATE OF TN
COUNTY OF Darwin

I, the undersigned Notary Public in and for said County in said State, do hereby certify that DARICE GREEN, whose name 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 March 12, 2014, by virtue of authority vested in him/her by the delegation of authority published at Federal Register Notice 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 the Secretary of Housing and Urban Development, on the day and year above stated.

20 14 GIVEN under my hand and seal this the 10 day of March.



My Commission Expires JULY 7, 2014

[Signature]
Notary Public
Printed Name:

My Commission Expires:

_____, 20__.

20140314000071640 2/3 \$24.50
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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 Sec. of Housing & Urban
Mailing Address Development

Grantee's Name Dijana Cox
Mailing Address 158 Sommersby Circle
Pelham, AL 35124

Property Address 158 Sommersby Circle
Pelham, AL 35124

Date of Sale 3/12/14
Total Purchase Price \$ 84,000.00

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)

☐ Bill of Sale
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

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 3/12/14

Print Stephanie Dabbs

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20140314000071640 3/3 \$24.50
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