

FHA Case No.: 011-687636

Prepared by:
JUL ANN McLEOD, Esq.
1957 Hoover Court, Suite 306
Birmingham, AL 35226

Send Tax Notice to:
Anthony Kyle Greene
4850 Old Highway 280
Westover, AL 35147

STATE OF ALABAMA)
COUNTY OF SHELBY) SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED FORTY THOUSAND ONE HUNDRED AND NO/100 DOLLARS (\$140,100.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON, D.C. (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantee, ANTHONY KYLE GREENE, Individual (hereinafter referred to as Grantee), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Exhibit A, Legal Description, attached hereto and incorporated herewith by reference.

Subject to easements, restrictions, rights-of-way, setback lines, covenants, agreements, and mineral/mining rights of record, if any.

Property address: 4850 Old Highway 280, Westover, AL 35147

\$137,464.00 of the above-recited consideration is being paid with a purchase money mortgage being recorded simultaneously herewith..

Effective date of deed is June 25, 2014.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, his heirs and assigns forever.

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 the acquisition thereof by the Grantor.

IN WITNESS WHEREOF, said Grantor has hereunto set its hand and seal this the 20th day of June, 2014.

SECRETARY OF HOUSING AND URBAN DEVELOPMENT
OF WASHINGTON, D.C.

HomeTelos, LP as Asset Manager
Contractor for C-OPC-23637

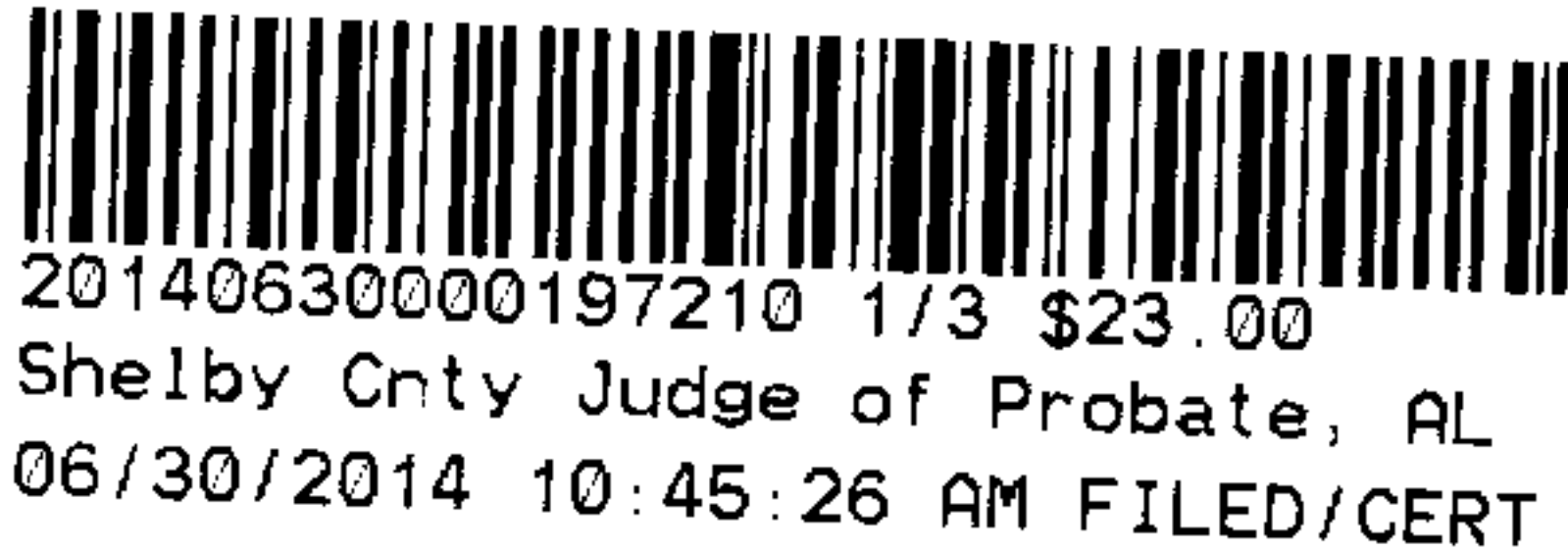
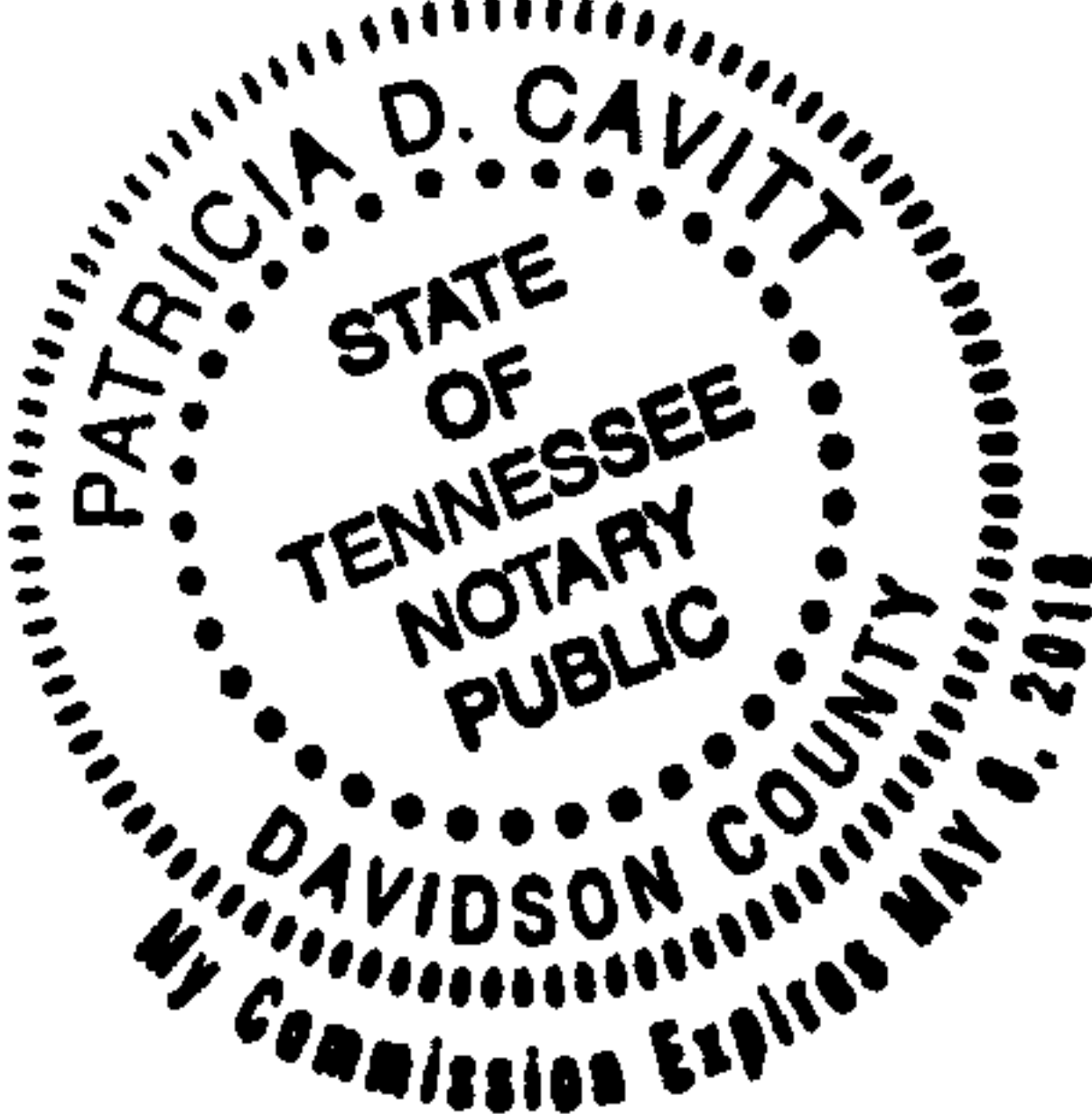
By: _____
-or HUD by: _____
Title: Darice Green, Assistant Project Manager

STATE OF TN)
COUNTY OF Davidson)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that on this date personally appeared DARICE GREEN, as (title) Contractor for the Secretary of Housing and Urban Development of Washington, D.C., 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 instrument, (s)he executed the same voluntarily on behalf of, as the free act and deed of, and with full authority, on the day the same bears date.

IN WITNESS WHEREOF I have hereunto set my hand and seal this the 20 day of June, 2014.

NOTARY PUBLIC
My commission expires:



011-687636

Exhibit A, Legal Description

COMMENCE AT THE SOUTHWEST CORNER OF THE SE 1/4 OF SW 1/4 OF SECTION 21, TOWNSHIP 19 SOUTH, RANGE 1 EAST, AND RUN THENCE WESTERLY ALONG THE SOUTH BOUNDARY OF SAID 1/4 1/4 SECTION 410 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE NORTH AND PARALLEL WITH THE EAST BOUNDARY OF SAID 1/4 1/4 SECTION 1320 FEET TO THE NORTH BOUNDARY OF SAID 1/4 1/4 SECTION; THENCE WEST ALONG THE NORTH BOUNDARY OF SAID 1/4 1/4 SECTION 280 FEET; THENCE SOUTH AND PARALLEL WITH THE EAST BOUNDARY OF SAID 1/4 1/4 SECTION 1320 FEET TO THE SOUTH BOUNDARY OF SAID 1/4 1/4 SECTION; THENCE EAST ALONG THE SOUTH BOUNDARY OF SAID 1/4 1/4 SECTION 280 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY: COMMENCE AT THE NORTHEAST CORNER OF THE SE 1/4 OF THE SW 1/4 OF SECTION 21, TOWNSHIP 19 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA, AND PROCEED NORTH 89 DEG. 59 MIN. 04 SEC. WEST ALONG THE NORTH BOUNDARY OF SAID 1/4 1/4 FOR A DISTANCE OF 420.12 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED PARCEL OF LAND; THENCE SOUTH 0 DEG. 09 MIN. 13 SEC. EAST 155.79 FEET; THENCE SOUTH 89 DEG. 08 MIN. 29 SEC. WEST 279.83 FEET; THENCE NORTH 0 DEG. 09 MIN. 13 SEC. WEST 155.79 FEET; THENCE NORTH 89 DEG. 08 MIN. 29 SEC. EAST 279.63 FEET BACK TO THE POINT OF BEGINNING.

SUBJECT TO A 25 FOOT EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THE SE 1/4 OF THE SW 1/4 OF SECTION 21, TOWNSHIP 19 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA AND PROCEED NORTH 89 DEG. 59 MIN. 04 SEC. WEST ALONG THE NORTH BOUNDARY OF SAID 1/4 1/4 FOR A DISTANCE OF 420.12 FEET; THENCE SOUTH 0 DEG. 09 MIN. 13 SEC. EAST 155.79 FEET; THENCE SOUTH 89 DEG. 08 MIN. 29 SEC. WEST 254.53 FEET TO THE POINT OF BEGINNING OF EASEMENT; THENCE SOUTH 0 DEG. 09 MIN. 13 SEC. EAST ALONG THE EAST BOUNDARY OF SAID EASEMENT FOR A DISTANCE OF 1108.17 FEET TO A POINT ON THE NORTH RIGHT OF WAY BOUNDARY OF OLD HIGHWAY 280; THENCE SOUTH 89 DEG. 50 MIN. 47 SEC. WEST ALONG RIGHT OF WAY BOUNDARY OF SAID ROAD FOR A DISTANCE OF 15.00 FEET; THENCE NORTH 0 DEG. 09 MIN. 13 SEC. WEST ALONG WEST BOUNDARY OF SAID EASEMENT FOR A DISTANCE OF 1108.17 FEET; THENCE NORTH 89 DEG. 08 MIN. 29 SEC. EAST FOR A DISTANCE OF 25.00 FEET, BACK TO THE POINT OF BEGINNING OF EASEMENT. ALL BEING SITUATED IN SHELBY COUNTY, ALABAMA.



20140630000197210 2/3 \$23.00
Shelby Cnty Judge of Probate, AL
06/30/2014 10:45:26 AM FILED/CERT

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 and DEVELOPMENT	Grantee's Name	ANTHONY KYLE GREENE
Mailing Address	40 MARIETTA STREET, FIVE POINTS PLAZA ATLANTA, GA 30303	Mailing Address	4850 OLD HIGHWAY 280 WESTOVER, AL 35147
Property Address	4850 OLD HIGHWAY 280 WESTOVER, AL 35147	Date of Sale	June 25, 2014
		Total Purchase Price	\$140,100.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> 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 **June 25, 2014**

Print **Malcolm S. McLeod**

Unattested

[Signature]
(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

**My Commission Expires
March 8th, 2018**

20140630000197210 3/3 \$23.00
Shelby Cnty Judge of Probate, AL
06/30/2014 10:45:26 AM FILED/CERT