

**SPECIAL WARRANTY DEED**

This instrument was prepared by:  
B. Christopher Battles  
3150 Highway 52 West  
Pelham, AL 35124

Send tax notice to:  
Terry W. Downs and Judy C. Downs  
1513 King James Dr.  
Alabaster, AL 35007

**STATE OF ALABAMA  
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **One hundred thousand and no/100 (\$100,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, **Secretary of Housing & Urban Development** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Terry W. Downs and Judy C. Downs** (herein referred to as grantee, as joint tenants with right of survivorship, whether one or more), the following described real estate, situated in **Shelby** County, Alabama, to-wit:

**Lot 10, Block 1, according to the Survey of Royal Place, as recorded in Map Book 17, Page 143, in the Probate Office of Shelby County, Alabama.**

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

This property is being sold on an AS IS, WHERE IS basis, and with all faults. This property is also being sold subject to any easements, encumbrances, and exceptions reflected in the records of the office of the Judge of Probate of the county in which the above described property is located. This property is being sold without warrant of recourse, expressed or implied as to title, use and/or enjoyment and is being sold subject to the right of redemption of all parties entitled thereto.

To Have and to Hold to the said grantee, as joint tenants, with right of survivorship, their heirs and assigns forever, together with every contingent remainder and right of reversion; it being the intention of the parties to this conveyance, that (unless the joint tenancy 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.

In Witness Whereof, the said grantor, who is authorized to execute this conveyance, has hereunto set my hand and seal this 7th day of August, 2014.

Effective date of the Deed is August 12, 2014.

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

For HUD by:   
Darice Green, Assistant Project Manager

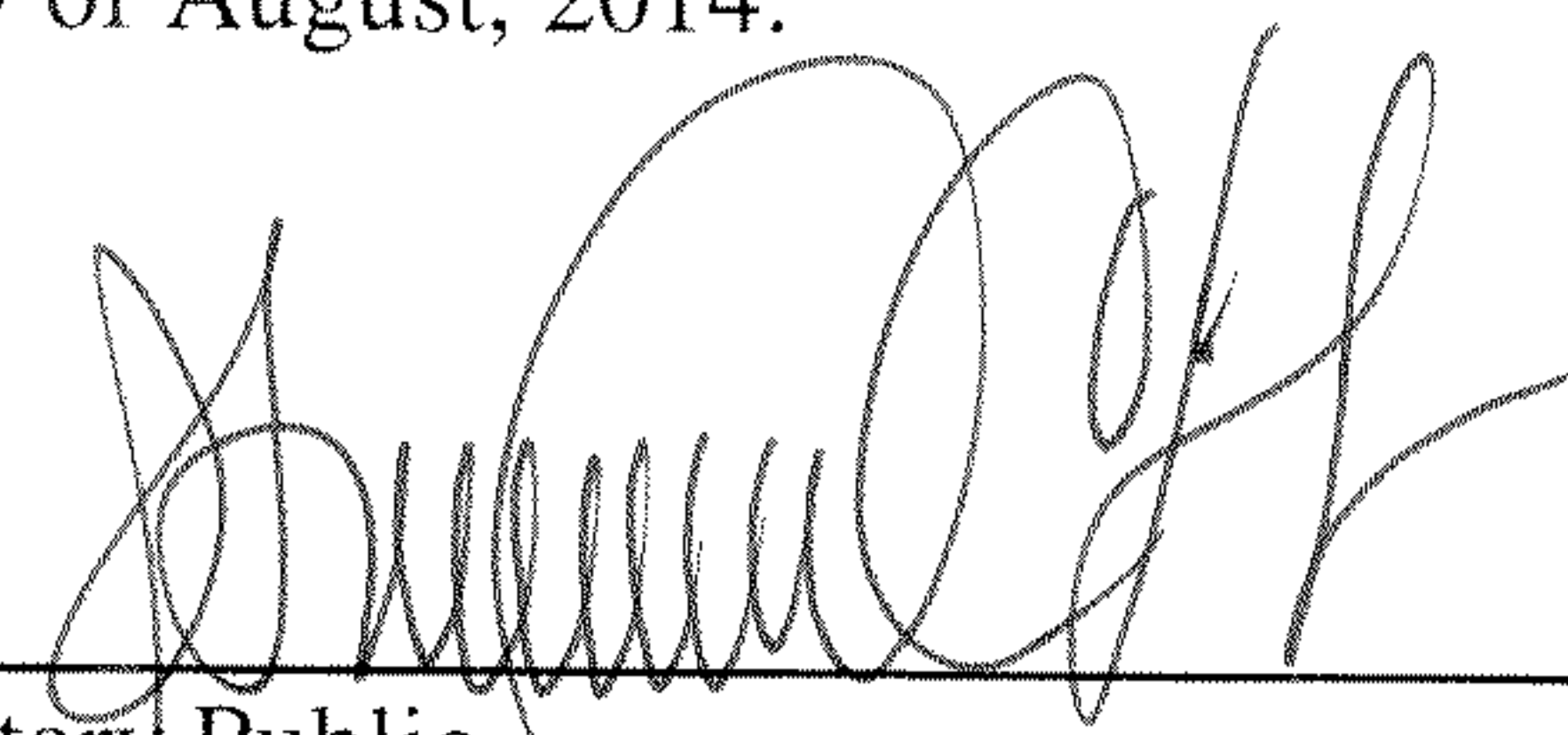
HUD Case #011-718052

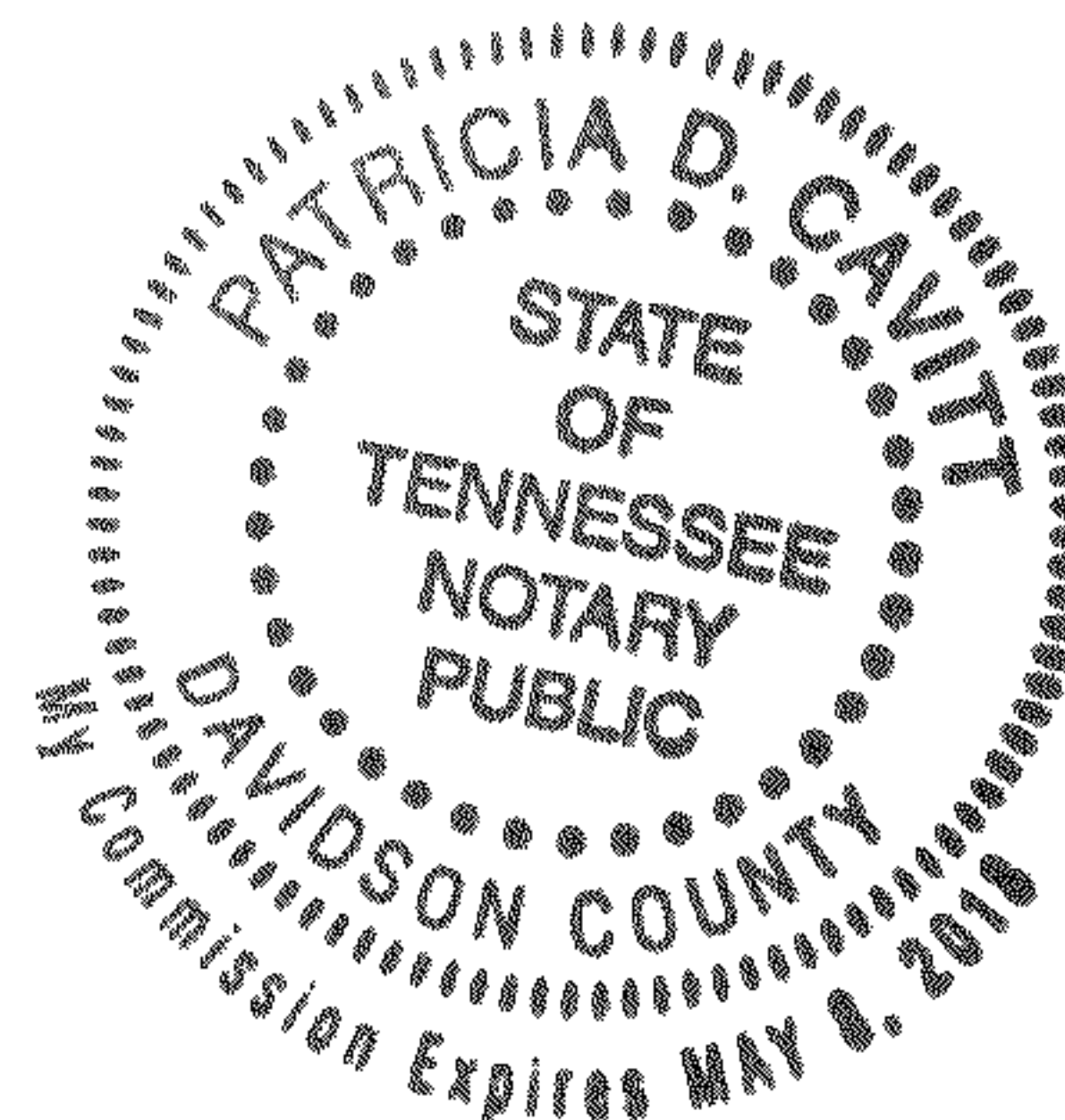
**Secretary of Housing & Urban Development**

STATE OF TN  
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 Contractor of **Secretary of Housing & Urban Development**, 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 this conveyance, he/she, as such officer and with full authority executed the same voluntarily for and as act of said company.

Given under my hand and official seal this 7 day of August, 2014.

  
\_\_\_\_\_  
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's Name Secretary of Housing and Urban  
Mailing Address Development  
40 Marietta St., Five Points Plaza  
Atlanta, GA 30303

Grantee's Name Terry W. Downs  
Mailing Address Judy C. Downs  
1513 King James Dr.  
Alabaster, AL 35007

Property Address 1513 King James Dr.  
Alabaster, AL 35007

Date of Sale 08/12/2014  
Total Purchase Price \$ 100,000.00

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 8/12/14

Print Kelly B. Furgerson

Unattested

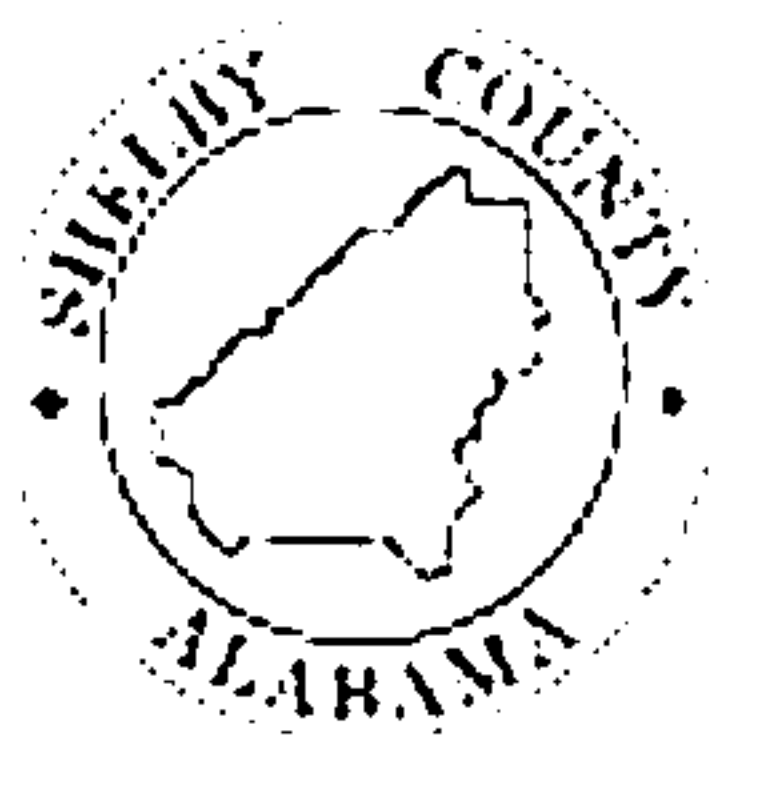
Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Form RT-1



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
08/13/2014 09:59:45 AM  
\$120.00 KELLY  
20140813000252290

*[Signature]*