

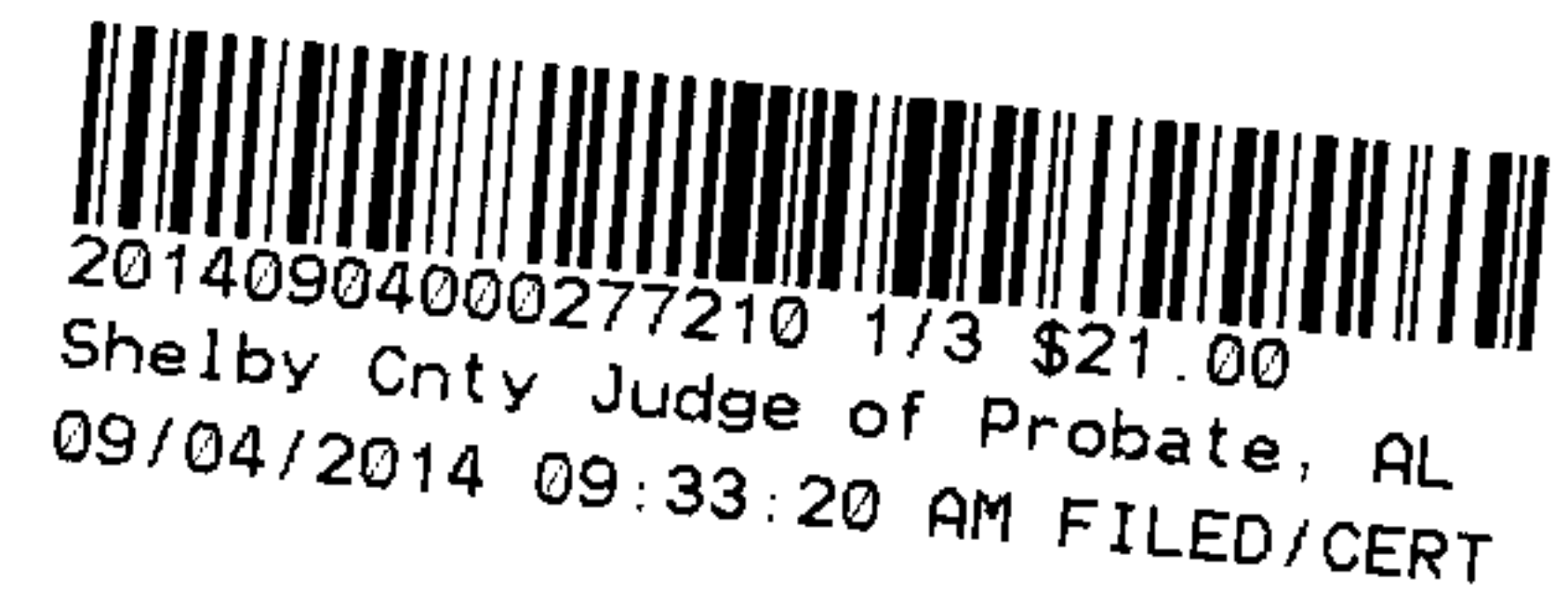
This document prepared by:  
Law Office of John A. Gant, P.C.  
200 Office Park Drive, Suite 210  
Birmingham, Alabama 35223

Send tax notice to:  
Adam and Julie Heckler  
3536 Stonecreek Pl.  
Helena, AL 35080

**SPECIAL WARRANTY DEED**

**Case 011-563138**

STATE OF ALABAMA )  
SHELBY COUNTY )



KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of One Hundred Fifty Two Thousand and 00/100 Dollars (\$152,000.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON, D.C., HIS SUCCESSORS AND ASSIGNS (herein referred to as GRANTOR) does grant, bargain, sell and convey unto ADAM HECKLER and JULIE HECKLER, as joint tenants with rights of survivorship (herein referred to as GRANTEES) all of its right, title, interest, and claim in or to the following described real estate situated in Shelby County, Alabama:

Lot 1717, according to the Survey of Old Cahaba IV Second Addition – Phase Six, as recorded in Map Book 34, page 67, in the Probate Office of Shelby County, Alabama.

PARCEL ID No.: 13-4-20-3-004-015.000

Effective date of the deed is August 29, 2014.

This conveyance is subject to:

All of those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated April 8, 2014 and recorded in Instrument 20140418000113320, in the Probate Office of Shelby County, Alabama.

All of the consideration is from a purchase money first mortgage filed simultaneously herewith.

To have and to hold said GRANTEES forever.

011-563138

Dated this the 26<sup>th</sup> day of August 2014.

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

For HUD by: \_\_\_\_\_  
Darice Green, Assistant Project Manager

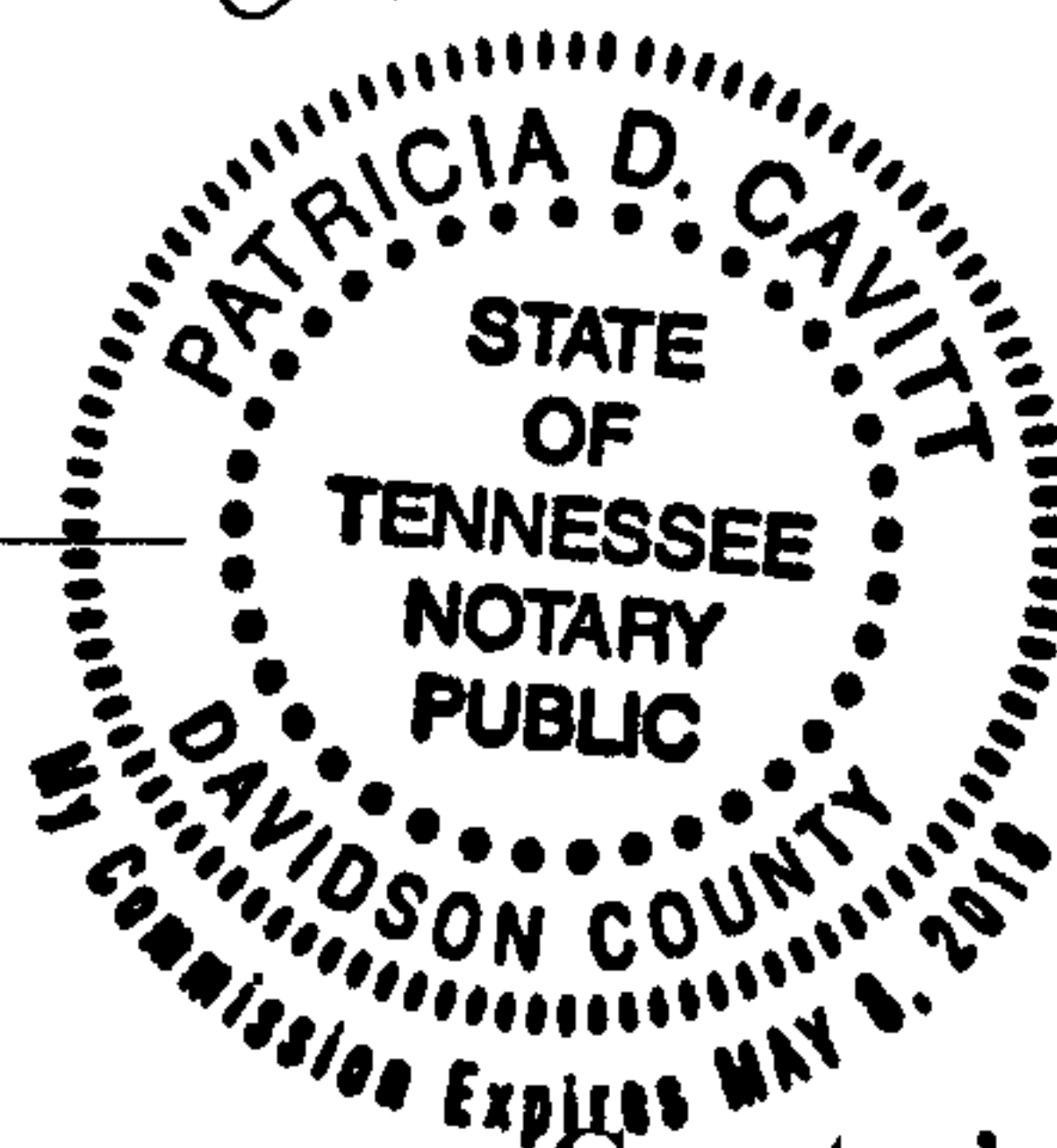
SECRETARY OF HOUSING AND URBAN  
DEVELOPMENT OF WASHINGTON, D.C.,  
HIS SUCCESSORS AND ASSIGNS By HomeTelos  
As Asset Manager Contractor for C-OPC-23637

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, as Contractor of  
SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON, D.C., HIS  
SUCCESSORS AND ASSIGNS By HomeTelos As Asset Manager Contractor for C-OPC-23637  
whose name is signed to the foregoing conveyance on behalf of SECRETARY OF HOUSING  
AND URBAN DEVELOPMENT OF WASHINGTON, D.C.,  
HIS SUCCESSORS AND ASSIGNS By HomeTelos As Asset Manager Contractor for  
C-OPC-23637, who with full authority to do so, and who is known to me, acknowledged before  
me on this day that being informed of the contents of the conveyance, he executed the same  
voluntarily on the day the same bears date.

Given under my hand and official seal this the 26 day of August, 2014.

NOTARY PUBLIC:  
My commission expires:



**Property Address:**  
3536 Stonecreek Pl.  
Helena, AL 35080

**Grantee's Address:**  
3536 Stonecreek Pl.  
Helena, AL 35080

**Grantor's Address:**  
40 Marietta St., Five Points Plaza  
Atlanta, GA 30303



20140904000277210 2/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
09/04/2014 09:33:20 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 HUD  
Mailing Address 40 Marietta St., Five Points  
Atlanta, GA 30303

Grantee's Name Adam & Julie Heckler  
Mailing Address 3536 Stonecreek Pl.  
Helena, AL 35080

Property Address 3536 Stonecreek Pl.  
Helena, AL 35080

Date of Sale 8/29/2014  
Total Purchase Price \$ 152,000.00

or  
Actual Value \$

or  
Assessor's Market Value \$

The purchase price or current assessor's market value claimed on this form can be verified in the following documentary evidence: (check one)

☐ Mortgage  
☐ Bill of Sale  
☒ Sales Contract

☒ Closing Statement  
☐ Other

\* The deed or other instrument of like character offered for recordation which conveys property cannot be used as documentary evidence

## 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.

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 being conveyed.

Actual value - if the property is not being sold, the true value of the property being conveyed. This may be evidenced by an appraisal conducted by a licensed appraiser.

Current Assessor's market value - if no proof is provided, 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.

Any person who intentionally fails to provide the proof required or presents false proof shall be subject to a penalty of \$100 or 25% of the taxes due, whichever is greater.

I hereby affirm that to the best of my knowledge and belief the information contained in this document is true and complete.

Date 8/29/2014

Print John A. Gant

Sign



(Owner / Agent) circle one



20140904000277210 3/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
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