

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:
David J. Pastor
112 Rocky Ridge Dr.
Helena, AL 35080

SPECIAL WARRANTY DEED

Case 011-554219

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of Eighty Eight Thousand and 00/100 Dollars (\$88,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE 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 DAVID J. PASTOR, Individual (herein referred to as GRANTEE) all of its right, title, interest, and claim in or to the following described real estate situated in Shelby County, Alabama:

Lot 4, according to the Survey of Rocky Ridge Townhomes Phase One, as recorded in Map Book 22, page 132, in the Probate Office of Shelby County, Alabama.

PARCEL ID No.: 13-8-28-1-004-004.000

Effective date of the deed is September 2, 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 May 7, 2014 and recorded in Instrument 20140515000146500, in the Probate Office of Shelby County, Alabama.

Seventy Thousand Four Hundred and 00/100 Dollars (\$70,400.00) of the consideration is from a purchase money first mortgage filed simultaneously herewith.

To have and to hold said GRANTEES forever.

Shelby County, AL 09/04/2014
State of Alabama
Deed Tax: \$18.00


20140904000277560 1/3 \$38.00
Shelby Cnty Judge of Probate, AL
09/04/2014 10:29:37 AM FILED/CERT

Dated this the 28 day of August, 2014.

011-554219

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

For HUD by: [Signature]
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.

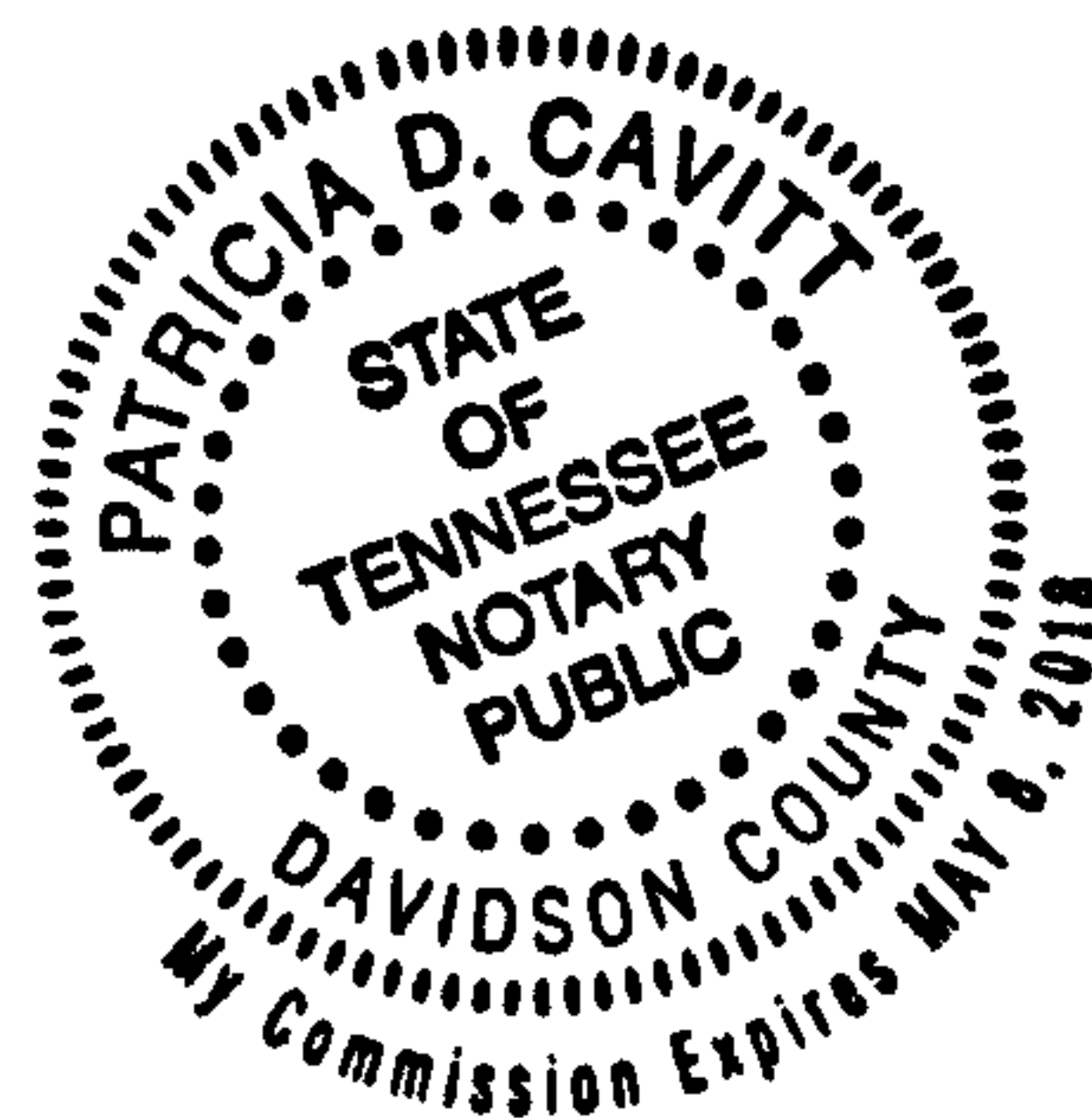
Given under my hand and official seal this the 28 day of August, 2014.


[Signature]
NOTARY PUBLIC:
My commission expires:

Property Address:
112 Rocky Ridge Dr.
Helena, AL 35080

Grantee's Address:
112 Rocky Ridge Dr.
Helena, AL 35080

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




20140904000277560 2/3 \$38.00
Shelby Cnty Judge of Probate, AL
09/04/2014 10:29:37 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	<u>Secretary of HUD</u>	Grantee's Name	<u>David J. Pastor</u>
Mailing Address	<u>40 Marietta St., Five Points Plaza</u> <u>Atlanta, GA 30303</u>	Mailing Address	<u>112 Rocky Ridge Dr.</u> <u>Helena, AL 35080</u>
Property Address	<u>112 Rocky Ridge Dr.</u> <u>Helena, AL 35080</u>	Date of Sale	<u>9/2/2014</u>
		Total Purchase Price	<u>\$ 88,000.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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

<input type="checkbox"/> Mortgage	<input checked="" type="checkbox"/> Closing Statement
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> Sales Contract	

* 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 9/2/2014

Print John A. Gant

Sign 
(Owner / Agent) circle one

