

  
20140910000283960 1/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
09/10/2014 01:56:46 PM FILED/CERT

---

This instrument was prepared by:  
Kenneth D. Davis  
Attorney At Law  
700 Towncenter Blvd., Suite 4  
Tuscaloosa, AL 35406

SOURCE OF TITLE:  
Instrument #20140527000158130

STATE OF ALABAMA

SHELBY COUNTY

**SPECIAL WARRANTY DEED**

This Indenture, made and entered into on this the 26 day of August, 2014, by and between The **Secretary of Housing and Urban Development** (hereinafter "GRANTOR") and **Charles William Butler** (hereinafter "GRANTEE"),

**WITNESSETH:**

That the Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, does hereby grant, bargain, sell, alien, release, convey and conform unto the said Grantee the following described real property located in Shelby County Alabama, to wit:

**Lot 28, according to the Survey of Willow Cove, Phase 2, as recorded in Map Book 24, Page 49, in the Office of the Judge of Probate of Shelby County, Alabama, reference to which is hereby made in aid of and as a part of this description.**

Together with all and singular the tenements, hereditaments, and appurtenances, thereto belonging or in any wise appertaining and the reversion or the reversions, remainder or remainders, rents, issues, and profits thereof; and also all the estate, right, title, interest, dower and the right of dower, property, possession, claim and demand whatsoever, in law as well as in equity, of the said Grantor, of, in, and to the same, with the exceptions above noted, with the appurtenances.

**TO HAVE AND TO HOLD**, all the singular, the above-mentioned and described premises, together with appurtenances, unto said Grantee.

20140910000283960 2/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
09/10/2014 01:56:46 PM FILED/CERT

2

26 IN WITNESS WHEREOF, the undersigned has executed this instrument on this the  
26 day of August, 2014.

**Secretary of Housing and Urban  
Development**

By: \_\_\_\_\_

Its DELEGATE

STATE OF GA

Cobb COUNTY

I, the undersigned authority, a Notary Public in and for said State and County at Large, hereby certify that Austin Lemus, whose name as DELEGATE of **Secretary of Housing and 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 the conveyance, he, as such officer and with full authority, and being authorized to do so, executed the same voluntarily for and as the act of said seller.

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

My commission expires:

\_\_\_\_\_  
Notary Public



SHARON LEE  
COBB COUNTY, GEORGIA  
NOTARY PUBLIC  
MY COMMISSION EXPIRES  
JANUARY 21, 2015



# Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name \_\_\_\_\_  
Mailing Address 40 Marietta Street  
Atlanta, GA 30303

The Secretary of Housing and Urban Development

Grantee's Name Charles William Butler  
Mailing Address 166 Cove Landing  
Calera, AL 35040

Property Address 166 Cove Landing  
Calera, AL 35040

Date of Sale 08/29/14  
Total Purchase Price \$ 64,000.00  
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 ☐ Appraisal  
☐ Sales Contract ☐ Other  
☒ 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 \_\_\_\_\_

Print Amanda Teasley

☐ Unattested

Sign \_\_\_\_\_

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

