

20140912000287650
09/12/2014 01:43:40 PM
DEEDS 1/3

SPECIAL WARRANTY DEED

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

Send tax notice to:
Brian Adam Caine
5830 Forest Lakes Cove
Sterrett, AL 35147-8195

**STATE OF ALABAMA
COUNTY OF SHELBY**

Know All Men by These Presents: That for and in consideration of **One hundred twenty five thousand and no/100 (\$125,000.00)** to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, **Secretary of Housing & Urban Development** (herein referred to as grantor, whether one or more), does hereby grant, bargain, sell and convey unto **Brian Adam Caine, individual** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby** County, Alabama, to-wit:

Lot 420, according to the Final Plat Forest Lakes, Sector 5, as recorded in Map Book 34, Page 122A, B and C, 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.

\$128,000.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

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, his, her or their heirs and assigns forever, together with every contingent remainder and right of reversion.

In Witness Whereof, the said grantor, who is authorized to execute this conveyance, has hereunto set my hand and seal this 12th day of September, 2014.

Effective date of the Deed is September 12, 2014.

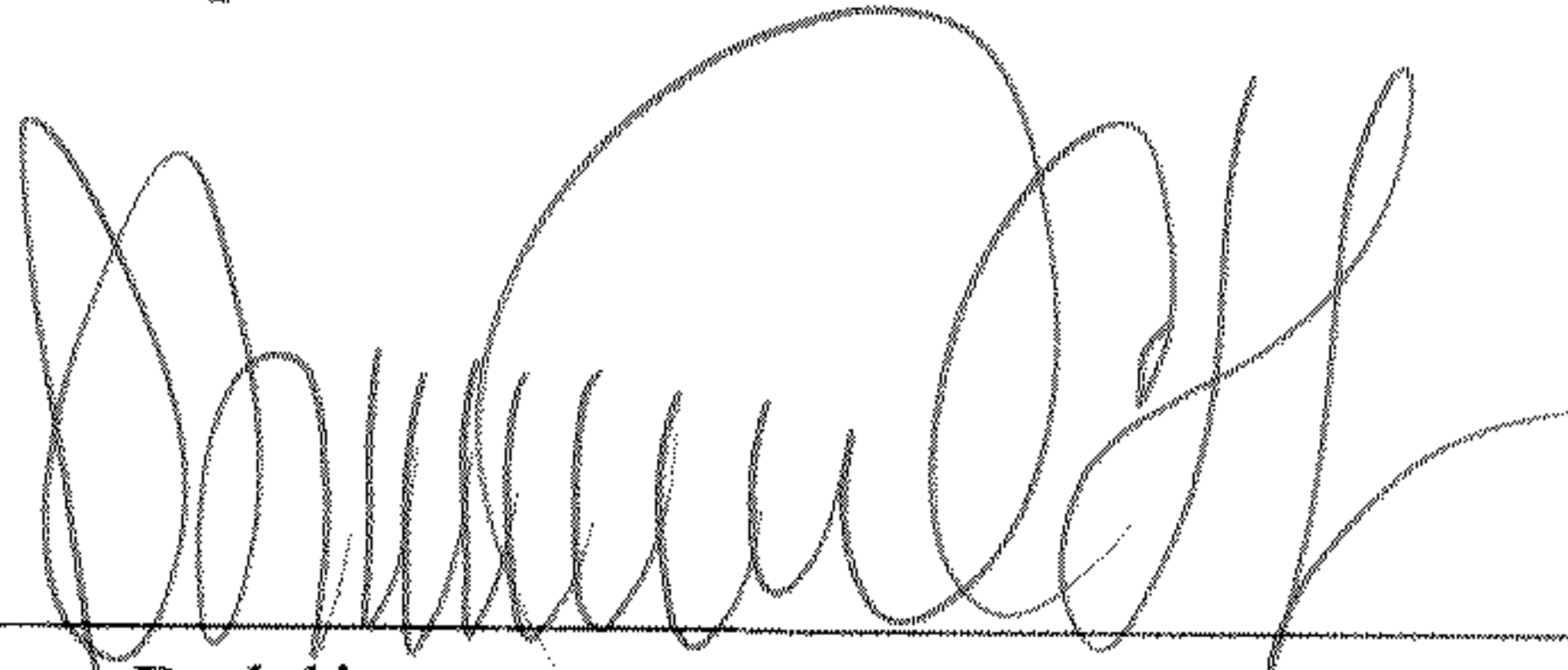
HUD Case #011-553262

HomeTelos, LP as Asset Manager
Contractor for C-OPC-23637
Secretary of Housing & Urban Development
For HUD by: [Signature]
Darice Green, Assistant Project Manager

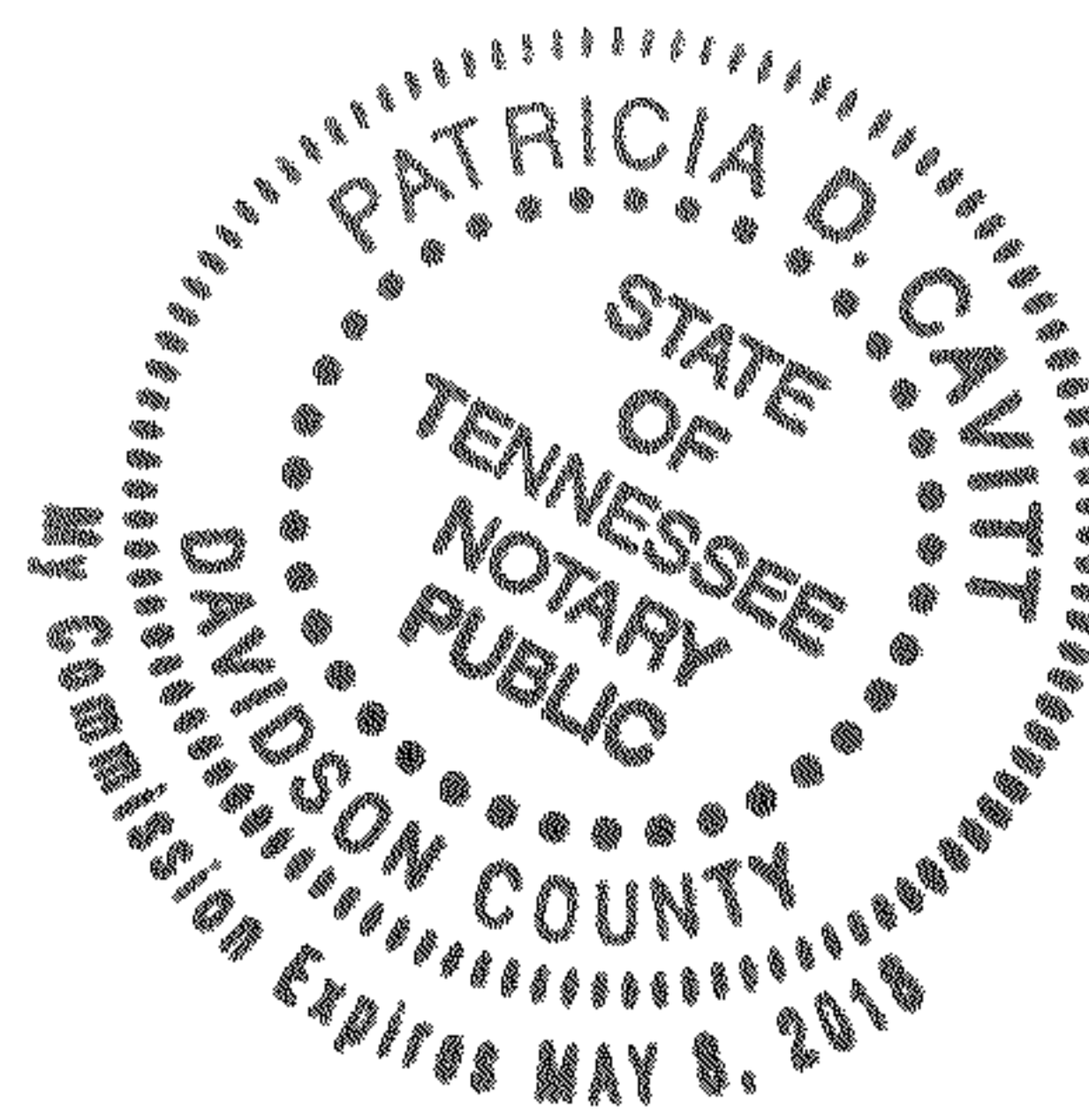
STATE OF TN
COUNTY OF Davidson

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 9 day of September, 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	Grantee's Name	Brian Adam Caine
Mailing Address	Development	Mailing Address	5830 Forest Lakes Cove
	40 Marietta Street, Five Points Plaza		Sterrett, AL 35147-8195
	Atlanta, GA 30303		

Property Address	5830 Forest Lakes Cove	Date of Sale	09/12/2014
	Sterrett, AL 35147-8195	Total Purchase Price \$	125,000.00
		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 9/12/14Print B. Christopher BattlesUnattestedSign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 09/12/2014 01:43:40 PM
 \$21.00 JESSICA
 20140912000287650

A handwritten signature in dark ink, appearing to read "James W. Fuhrmeister".