



20141201000375200 1/3 \$177.50  
Shelby Cnty Judge of Probate: AL  
12/01/2014 09:38:57 AM FILED/CERT

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:  
Seth Goodson and Dianne Peters  
3003 Birdsong Cir.  
Birmingham, AL 35242

**SPECIAL WARRANTY DEED**

**Case 011-670961**

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of One Hundred Fifty Seven Thousand Three and 26/100 Dollars (\$157,003.26) 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 SETH GOODSON and DIANNE PETERS, 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 25, Block 1, according to the Survey of Sunny Meadows Phase Two, as recorded in Map Book 8, pages 19 A & B, in the Probate Office of Shelby County, Alabama.

PARCEL ID No.: 10-6-14-0-002-089

Effective date of the deed is November 26, 2014.

Shelby County: AL 12/01/2014  
State of Alabama  
Deed Tax: \$157.50

This conveyance is subject to:

All of those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated June 23, 2014 and recorded in Instrument 20140630000197310, in the Probate Office of Shelby County, Alabama.

To have and to hold said GRANTEES forever.

011-670961



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Dated this the 24<sup>th</sup> day of November, 2014.

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

For HUD by: [Signature]  
Darice Green, Assistant Project Manager

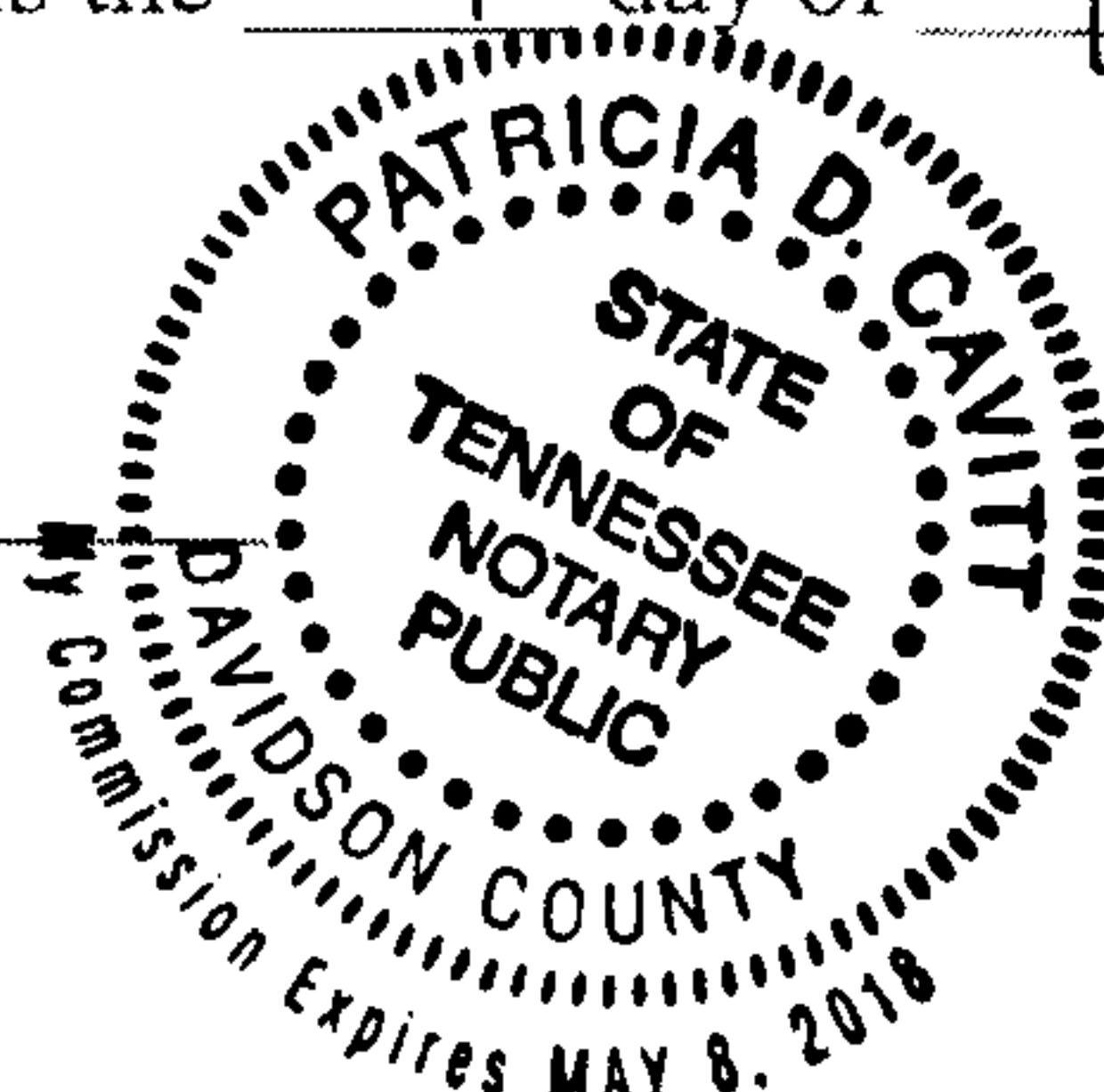
SECRETARY OF HOUSING AND URBAN  
DEVELOPMENT OF WASHINGTON, D.C.,  
HIS SUCCESSORS AND ASSIGNS By HomeTelos  
As Asset Manager Contractor for C-OPC-23637

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 24 day of November, 2014.

[Signature]  
NOTARY PUBLIC:  
My commission expires:



Property Address:  
3003 Birdsong Cir.  
Birmingham, AL 35242

Grantee's Address:  
3003 Birdsong Cir.  
Birmingham, AL 35242

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



# 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>Seth Goodson &amp; Dianne Peters</u>
Mailing Address	<u>40 Marietta St., Five Pts. Plaza</u>	Mailing Address	<u>3003 Birdsong Cir.</u>
	<u>Atlanta, GA 30303</u>		<u>Birmingham, AL 35242</u>
Property Address	<u>3003 Birdsong Cir.</u>	Date of Sale	<u>11/26/2014</u>
	<u>Birmingham, AL 35242</u>	Total Purchase Price	<u>\$ 157,003.26</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.

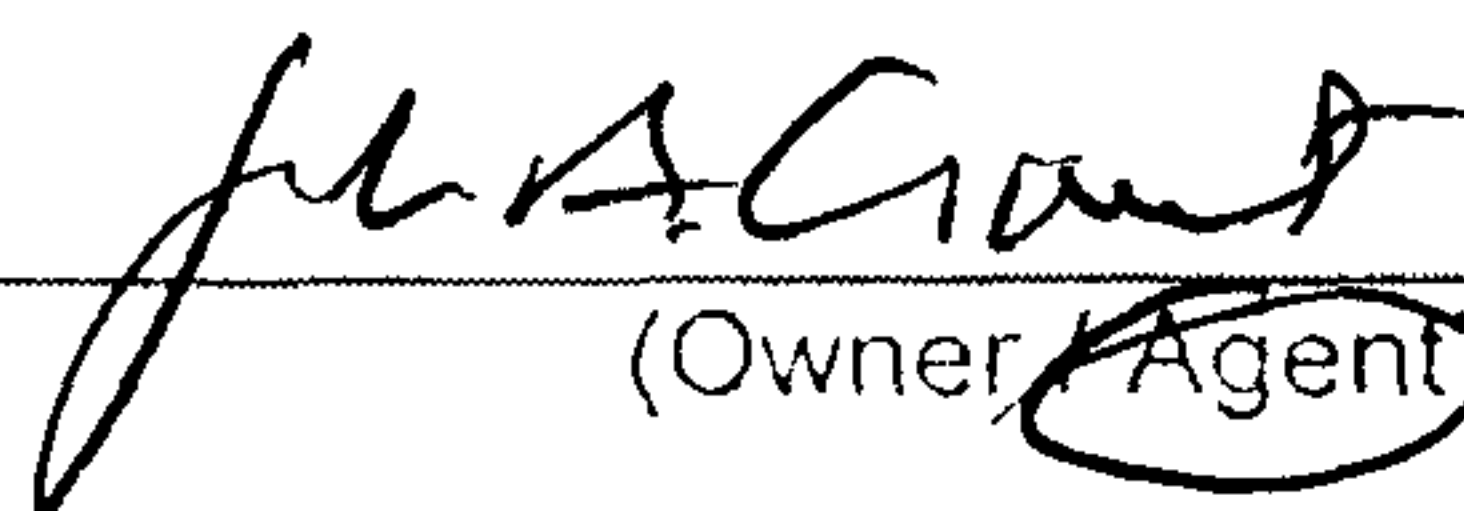
Any person who intentionally fails to provide the proof required or presents false proof shall be subject to a penalty of \$100 or 25% of the taxes due, whichever is greater.

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

Date 11/26/2014

Print John A. Gant

Sign



(Owner/Agent) circle one

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