

20141205000383550 1/3 \$24.00
Shelby Cnty Judge of Probate, AL
12/05/2014 01:38:36 PM FILED/CERT

SEND TAX NOTICE TO:
Jason and Jessica Parson
103 yellowhammer Circle
Alabaster, AL 35007

CASE #011-588986

SPECIAL WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

Know all men by these presents: That in consideration of Seventy Eight Thousand and No/100 (\$78,000) to the undersigned The Secretary of Housing and Urban Development (hereinafter referred to as "Grantor") by Jason Parson and Jessica Parson (hereinafter referred to as "Grantees"), the receipt of which is hereby acknowledged, grantor does, by these presents hereby grant, bargain, sell and convey unto grantee in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Jefferson County, Alabama, to-wit:

Lot 9, Block 2, according to the Survey of Meadowview – First Sector Addition as recorded in Map Book 6, Page 109, in the Office of the Judge of Probate of Shelby County, Alabama.

\$ 74,100.00 of Purchase price was paid by a purchase money mortgage closed simultaneously.

Subject to easements, restrictions, and rights of way of record.

Subject to all rights outstanding by reason of statutory right of redemption from the foreclosure of that certain mortgage from Chris L. Holcombe and Cassie L. Stagner to Mortgage Electronic Registration Systems, Inc. acting solely as nominee for MortgageAmerica, Inc. which said mortgage was filed in Instrument No. 20080512000193640 and being re-recorded in Instrument No. 20080616000244630 and being further transferred to MidFirst Bank by instrument recorded in Instrument No. 20140501000129470 in the Probate Office of Shelby County, Alabama; said foreclosure being evidenced by foreclosure deed to MidFirst Bank recorded in Instrument No. 2014030000234810, in said Probate Office.

TO HAVE AND TO HOLD to the said grantee, his, heirs and assigns forever.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted or suffered any lien,

Shelby County, AL 12/05/2014
State of Alabama
Deed Tax: \$4.00



20141205000383550 2/3 \$24.00
Shelby Cnty Judge of Probate, AL
12/05/2014 01:38:36 PM FILED/CERT

encumbrance or adverse claim to the property described here in since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF I/WE have hereunto set MY/OUR hand(s) and seal(s), this
21 day of November, 2014.

The Secretary of Housing and Urban Development

BY: K. Martin

Its: As HUD's Designated Agent

STATE OF Georgia
COUNTY OF Fulton

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that
Kendra Martin, whose name as As HUD's Designated Agent of The 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, executed the same voluntarily for and as the act of said
corporation.

Given under my hand and official seal, this the 21 day of November, 2014.

Holly Morse
Notary Public
My Commission Expires:

Prepared by:
Parker Law Firm, LLC
1560 Montgomery Hwy Ste 205
Birmingham, AL 35216



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 & Urban
Mailing Address 40 Marietta St Dev.
Atlanta, GA 30303

Grantee's Name Jason Parson and Jessica
Mailing Address 103 Yellowhammer Circle
Alabaster, AL 35007

Property Address 103 Yellowhammer Circle
Alabaster, AL 35007

Date of Sale 11-24-2014
Total Purchase Price \$ 78,000.00



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 11-24-2014

Print Parker Law Firm, LLC - Jeremy Parker

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Print Form

for Grantee

Form RT-1