

This deed prepared by:

* C. Ryan Sparks
2635 Valleydale Road, Suite 200
Birmingham, AL 35244
Direct: 205-215-8433

Mail Tax Notice to Grantee's Address:

Faith S. Evans
1526 Caribbean Circle
Alabaster, Alabama 35007

**STATE OF ALABAMA
COUNTY OF SHELBY**

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ninety Thousand and No/100ths (\$90,000.00) Dollars, cash in hand paid to

**THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, HIS SUCCESSORS
AND ASSIGNS** (hereinafter referred to as GRANTOR),

receipt whereof is acknowledged, the said GRANTOR does hereby grant, bargain, sell and convey unto said

FAITH S. EVANS, (hereinafter referred to as the GRANTEE),

Grantee's heirs and assigns, any and all of the respective Grantor's interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

Lot 2, Block 9, according to the Survey of Southwind, Third Sector, as recorded in Map Book 7, Page 25 A and B, in the Office of the Judge of Probate of Shelby County, State of Alabama.

Subject to:

1. General and special taxes or assessments for the year 2015 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantors.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. 35 foot building setback line along Roy Court as shown on recorded map.
7. 5 foot easement along westerly side of subject property as shown on recorded map.
8. Transmission Line Permit to Alabama Power Company dated November 2, 1977 and recorded in Deed Book 309, Page 375.
9. Subject to covenants, conditions and restrictions (deleting therefrom, and restrictions indicating preference, limitation, or discrimination based on race, color, religion, sex, handicap, family status, or national origin) as set forth in the document recorded in Misc. Book 23, Page 535.
10. Easements as to underground cables recorded in Misc. Book 24, Page 434.
11. Agreement with Alabama Power Company recorded in Misc. Book 24, Page 439.
12. Any loss and/or claim arising from the encroachment of a fence along rear property line into the property behind subject property a distance of 15 feet as shown by the survey of Robert C. Farmer dated June 1, 2006.
13. Any loss and/or claim arising from the encroachment of a shed along rear property line into the property behind subject property a distance of 1.4 feet as shown by the survey of Robert C. Farmer dated June 1, 2006.

PARCEL ID: 23-2-10-3-001-008.000

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, Grantee's heirs and assigns forever.

TO HAVE AND TO HOLD the above described property unto the said GRANTEE, her successors, heirs and assigns, forever.


This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

IN WITNESS WHEREOF, the said Grantor has hereunto set its hands and seal on this 10 day of March, 2015.

GRANTOR:

THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, HIS SUCCESSORS AND ASSIGNS

By: *Amelia Adams Love*, as
its *Deputy*


20150312000076440 2/3 \$110.00
Shelby Cnty Judge of Probate, AL
03/12/2015 08:03:38 AM FILED/CERT

STATE OF GA
COUNTY OF COB

I, the undersigned Notary Public, in and for said State and County, do hereby certify that *Amelia Adams Love*, whose name is signed as *Deputy* of **THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, HIS SUCCESSORS AND ASSIGNS** to the above and foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of said instrument, h/she, executed the same voluntarily, and with full authority on behalf of entity, for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal of office on this the 10 day of March, 2015.

(SEAL)



SHARON LEE
NOTARY PUBLIC
COBB COUNTY, GEORGIA
MY COMMISSION EXPIRES
JANUARY 21, 2019

[Signature], Notary Public
My commission expires: _____



20150312000076440 3/3 \$110.00
Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

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

Grantor's Name The Secretary of Housing
Mailing Address and Urban Development
Five Points Plaza Bldg, 40 Marietta St
Atlanta, GA 30303

Grantee's Name Faith S. Evans
Mailing Address _____
1526 Caribbean Circle
Alabaster, AL 35007

Property Address 1526 Caribbean Circle
Alabaster, AL 35007

Date of Sale 03/11/15
Total Purchase Price \$ 90,000.00
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 _____

Print C. Ryan Sparks

Unattested

(verified by)

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1