

This instrument was prepared by:
Justin Smitherman, Esq.
4685 Highway 17 Suite D
Helena, AL 35080

Send Tax Notice to:
Joel K. & Jenni T. Hodges
120 Forest Ridge Road
Maylene, AL 35114

STATE OF ALABAMA
SHELBY COUNTY

}

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of EIGHTY TWO THOUSAND (\$82,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, The United States Department of Housing and Urban Development, also known as Secretary of Housing and Urban Development, (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, Joel K. Hodges and Jenni T. Hodges, husband and wife, together as joint tenants with rights of survivorship (hereinafter referred to as GRANTEES), in fee simple, with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

LOT 40 ACCORDING TO THE SURVEY OF WOODLAND
HILLS, FIRST PHASE, FIFTH SECTOR, AS RECORDED IN
MAP BOOK 7 PAGE 152, IN THE OFFICE OF THE JUDGE OF
PROBATE OF SHELBY COUNTY, ALABAMA.

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated June 4, 2014, and recorded on June 13, 2014 as Instrument No. 20140613000179580, Page 1-4.

Being the same property acquired by the Secretary of Housing and Urban Development pursuant to the provisions of the National Housing Act, as amended (42 USC 1441, et. Seq.). Deed dated June 11, 2014 and recorded on December 3, 2014 as Instrument No. 20141203000380030, Page 1-3.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, unto the said GRANTEES, in fee simple, and to the heirs, together with every right of reversion. GRANTOR makes no warranty or covenant respecting the nature or the quality of the title to the property hereby conveyed except the following: GRANTOR does hereby specifically warrant the title to said property against the lawful claims of all persons



20150326000095530 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
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claiming by, through, or under the GRANTOR, since the date of acquisition thereof by the GRANTOR. SUBJECT however, to all covenants, restrictions, reservations, easements, conditions, liens and other rights of whatever nature appearing of record; Further subject to any state of facts an accurate survey would show.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her hand as the duly authorized representative of the Secretary of Housing and Urban Development this 18 day of

March, 2015

JULIAN CASTRO
SECRETARY OF HOUSING AND
URBAN DEVELOPMENT

By: [Signature]
HUD delegated authority

STATE OF GA
COB COUNTY

SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Amilia Love, who is personally known to me to be the duly authorized representative of the Secretary of Housing and Urban Development and the person who executed the foregoing instrument bearing the date March 18, 2015 by virtue of the authority vested in him/her by the delegation of authority published at 70 FR 43171 (July 26, 2005), and acknowledged before me on this day that, being informed of the contents of this conveyance, he/she executed the same voluntarily for and on behalf of Julian Castro, Secretary of Housing and Urban Development, on the day and year above stated.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 18 day of March, 2015

Notary Public

My Commission Expires: _____



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

20150326000095530 2/3 \$21.00
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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 Secretary of Housing & Urban Development
Mailing Address 40 Marietta Street
Atlanta, GA 30303

Grantee's Name Jenni T. Hodges & Joel K. Hodges
Mailing Address 1305 Huntley APT Drive
Pelham, AL 35124

Property Address 120 Forest Ridge
Maylene, AL 35114

Date of Sale 03/25/2015
Total Purchase Price \$82,000.00



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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 03/25/2015

Print Justin Smitherman

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1