

20150427000134450  
04/27/2015 08:25:56 AM  
DEEDS 1/3

HUD Case No. 011-662004

This instrument prepared by:  
Sandy F. Johnson  
3170 Highway 31 South  
Pelham, Alabama 35124

SEND TAX NOTICE TO:  
Tamaryn L. Hall  
1028 Stonecreek Drive  
Helena, Alabama 35080

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA     )  
                                      )  
SHELBY COUNTY         )

KNOW ALL MEN BY THESE PRESENTS, that in consideration of

One Hundred Forty Seven Thousand Dollars and 00/100 (\$147,000.00)\_\_\_\_\_

to the undersigned grantor in hand paid by the GRANTEE herein, the receipt whereof is acknowledged,

**The Secretary of Housing and Urban Development**

(hereinafter grantor), does hereby grant, bargain, sell and convey unto

**Tamaryn L. Hall, an unmarried woman**

(hereinafter GRANTEE), all of its right, title and interest in the following described real estate, situated in  
**Shelby County, Alabama**, to wit:

Lot 1616, according to the Survey of Old Cahaba IV, Second Addition, Phase One, recorded in  
Map Book 33, at Page 110, recorded in the Office of the Judge of Probate of Shelby County,  
Alabama.

THIS DEED IS NOT TO BE IN EFFECT UNTIL: 4.24.15

Subject to all covenants, restrictions, reservations, easements, conditions, liens and other rights  
of whatever nature appear of record.

\$153,763.00 of the consideration recited herein is from the proceeds of a purchase money  
mortgage of even date herewith.

HUD Case No. 011-662004

TO HAVE AND TO HOLD, to the said GRANTEES their heirs, personal representatives, transferees and assigns, forever, provided however, that 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, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the GRANTOR.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 20<sup>th</sup> day of April, 2015.

**The Secretary of Housing and Urban  
Development By HomeTelos,  
Management and Marketing Contractor  
for HUD-State of Alabama**

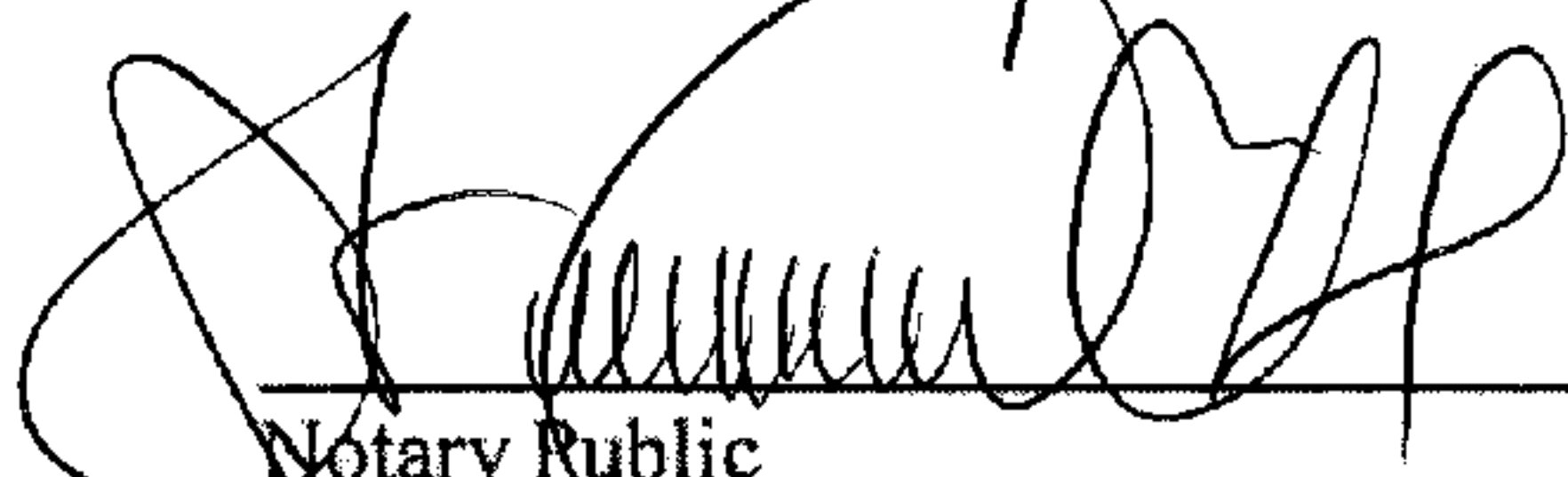
HomeTelos, LP as Asset Manager  
Contractor for C-OPC-23637

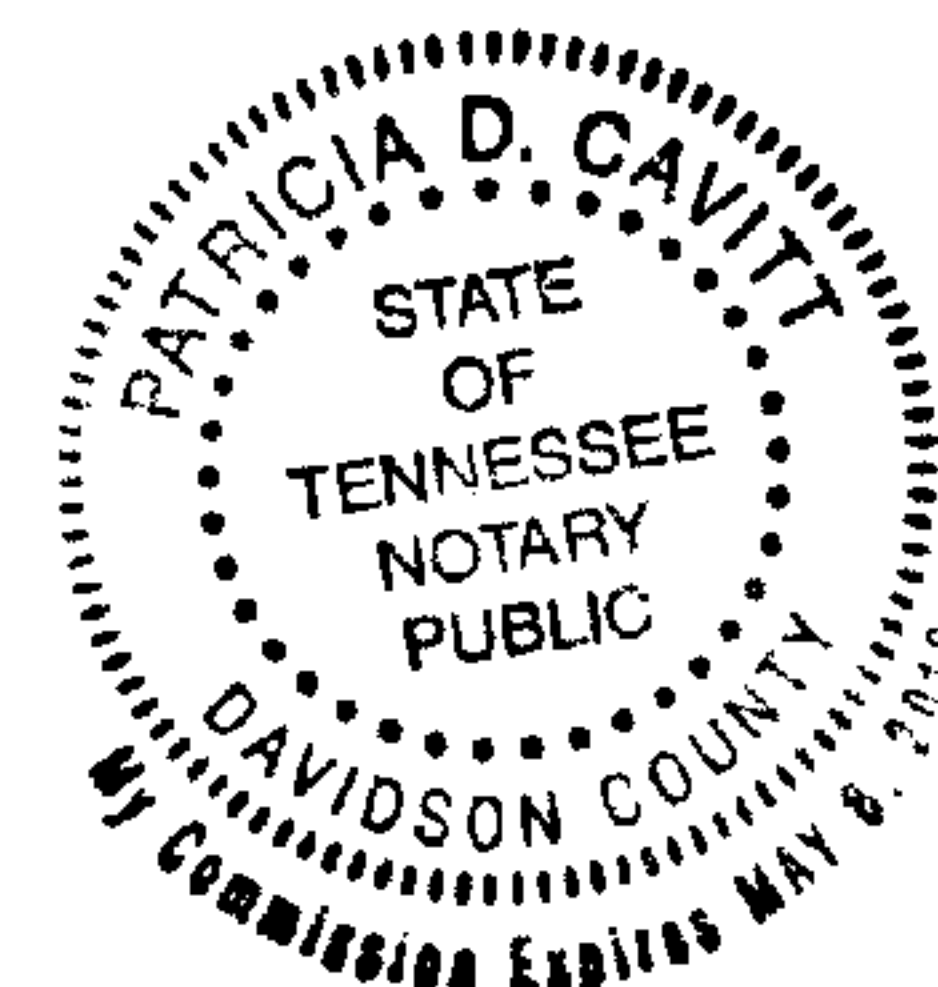
Designated Signatory for  
For HUD by  
Darice Green, Assistant Project Manager

STATE OF TN  
Davidson COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that DARICE GREEN, who is personally well known to me to be the duly authorized representative of the The Secretary of Housing and Urban Development and the person who executed the foregoing instrument bearing the date of April 20 2015, by virtue of the authority vested in him/her by the delegation of authority published at FR-4837-D-57 (July 25, 2005), and acknowledge before me on this day that, being information of the contacts of this conveyance, he/she executed the same voluntarily for and on behalf of Secretary of Housing and Urban Development, on the day and year above stated.

Given under my hand and official seal, this the 20 day of April, 2015.

  
\_\_\_\_\_  
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

**20150427000134450 04/27/2015 08:25:56 AM DEEDS 3/3**

Grantor's Name The Secretary of Housing and Urban Development  
Grantee's Name Tamaryn L. Hall  
Mailing Address FHA Case No. 011-662004, 40 Marietta Street, Five Points Plaza Atlanta, GA 30303  
Mailing Address 1004 Chace Lake Parkway Birmingham, AL 35244

Property Address 1028 Stonecreek Drive Helena, AL 35080  
Date of Sale April 24, 2015  
Total Purchase Price \$147,000.00  
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 - The Secretary of Housing and Urban Development, FHA Case No. 011-662004, 40 Marietta Street, Five Points Plaza, Atlanta, GA 30303.

Grantee's name and mailing address - Tamaryn L. Hall, 1004 Chace Lake Parkway, Birmingham, AL 35244.

Property address - 1028 Stonecreek Drive, Helena, AL 35080

Date of Sale - April 24, 2015.

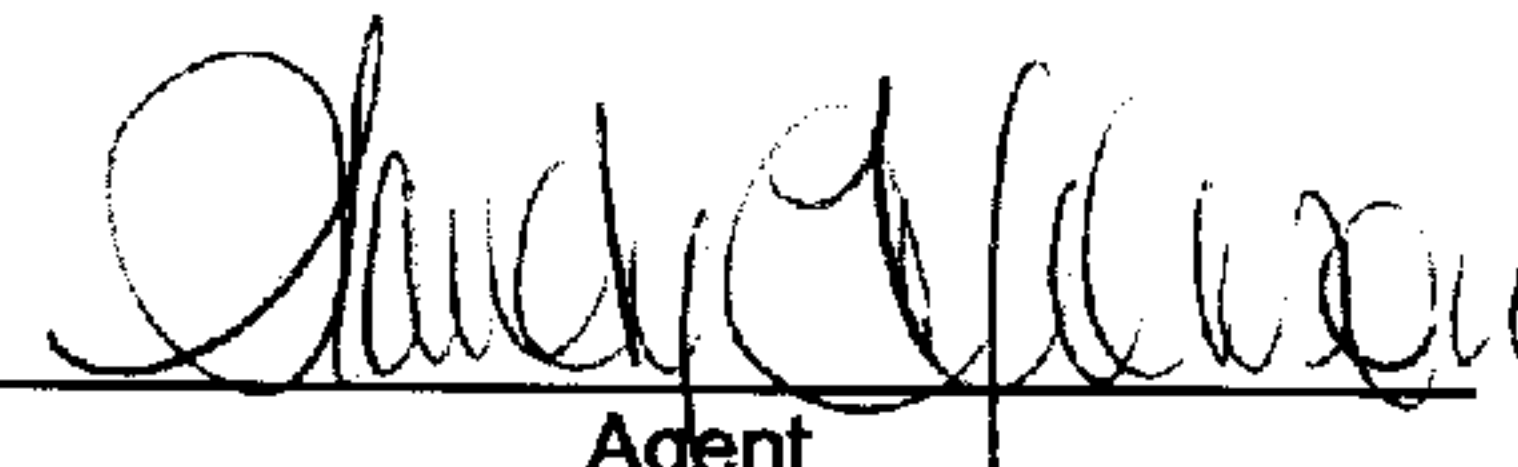
Total purchase price - The total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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: April 24, 2015

Sign   
Agent



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
04/27/2015 08:25:56 AM  
\$21.00 CHERRY  
20150427000134450

