

This instrument was prepared by:

Alan C. Keith, Attorney
2100 Lynngate Drive
Birmingham, AL 35216

Send tax notice to:

21 Properties LLC
P O Box 124
Chelsea, AL 35043

SPECIAL WARRANTY DEED

Hud case number 011-624824

THE STATE OF ALABAMA, JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Thirty eight thousand, eight hundred fifty and 00/100 (\$38,850.00) Dollars in hand paid by the grantee(s) herein, to the undersigned grantor, the Secretary of Housing and Urban Development, the receipt whereof is hereby acknowledged, the said grantor does by these presents, grant, bargain, sell and convey unto 21 Properties LLC, the following described real estate situated in JEFFERSON County, Alabama, to-wit:

Lots 3, 4 and 5, in Block B, according to the Plat of Wilmont Subdivision, as recorded in Map Book 3, Page 124, in the Office of the Judge of Probate of Shelby County, Alabama.

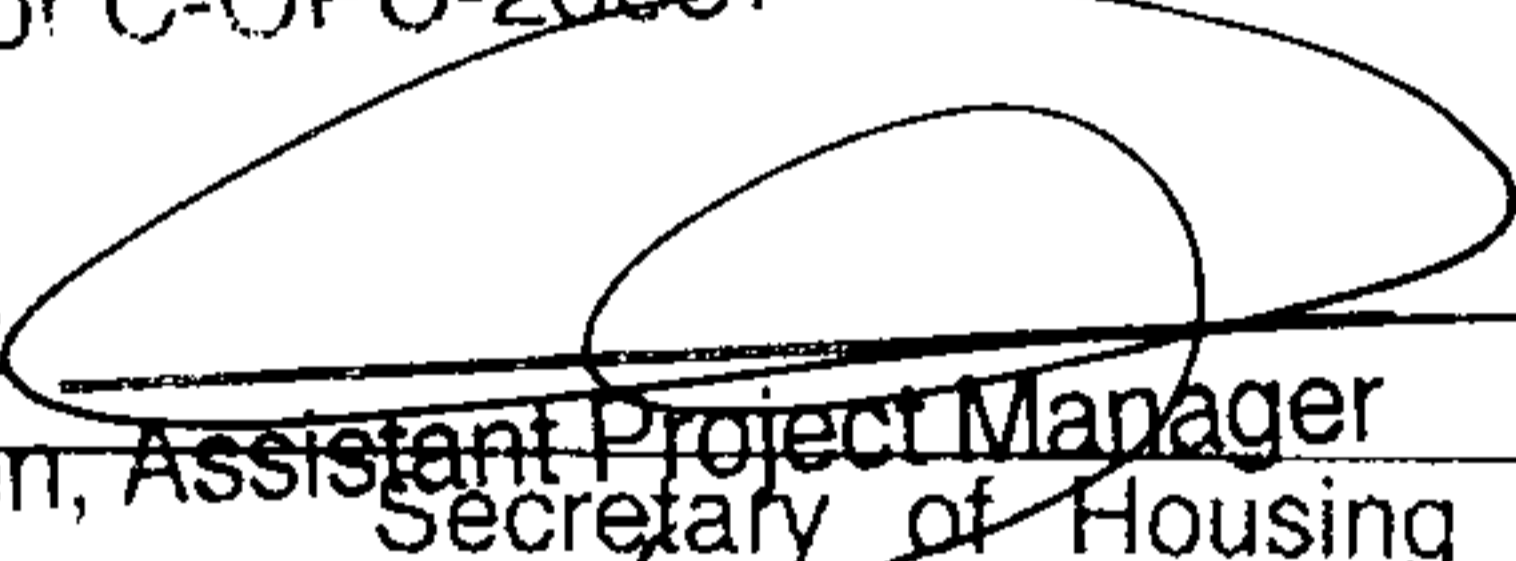
- Subject to:
- 1. All rights of way, easements, covenants and restrictions of record.
 - 2. Ad valorem taxes for the current tax year which grantees herein assume and agree to pay.

Effective date of deed of June 19, 2015.

TO HAVE AND TO HOLD to said GRANTEE, his heirs and assigns forever. Grantor makes no warranty or covenant respecting the nature or the quality of title to the property herein except the following: Grantor does hereby specifically warrant the title to said property against the lawful claims of all persons claiming by, through, or under the Grantor, since the date of the acquisition thereof by the Grantor, subject to the limitations set out above, and further subject to any state of facts an accurate survey would show. Further, this Special Warranty Deed warrants that grantor has taken no action to impair or cloud title during the time period the grantor has owned said property.

Given under my hand and seal on this June 16th, 2015.

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

For HUD by:  (Seal)
Darice Green, Assistant Project Manager
Secretary of Housing and Urban
Development

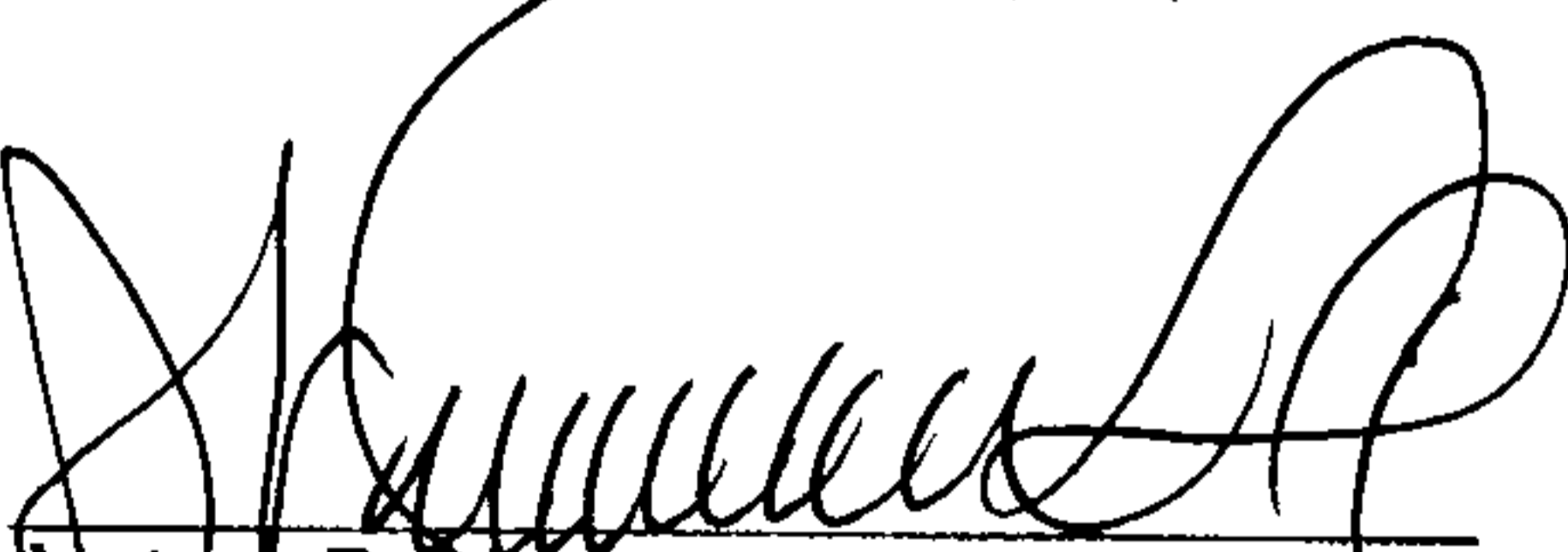
By: _____
Its: Agent

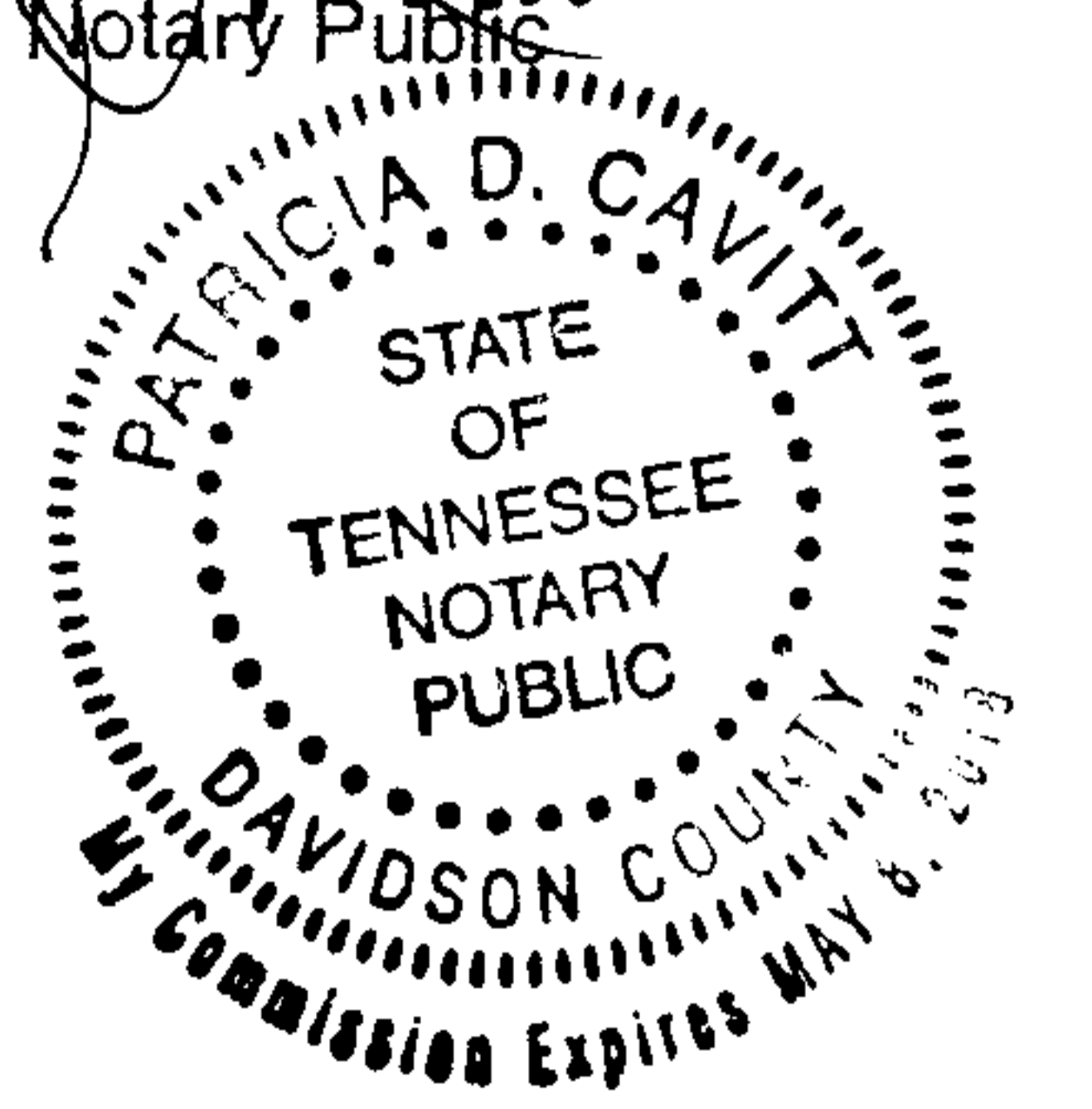
 }
DAVIDSON COUNTY


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DARICE GREEN, whose name as Contractor for 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 or she executed the same voluntarily, with full authority in said capacity, for and as the act of the Secretary of Housing and Urban Development.

Given under my hand and official seal on June 16, 2015.

My Commission Expires: _____


Notary Public




20150629000217360 1/2 \$56.00
Shelby Cnty Judge of Probate, AL
06/29/2015 11:39:03 AM FILED/CERT

Shelby County, AL 06/29/2015
State of Alabama
Deed Tax: \$39.00

Real Estate Sales Validation Form

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

Grantor's name: Dept of HUD
Mailing address: 40 Marietta St, Atlanta, GA
Property address: 285 Ewing St, Montevallo, AL

Grantee's Name: 21 Properties LLC
Mailing address: P O Box 124, Chelsea, AL
Date of Sale: June 19, 2015
Total Purchase Price: ~~\$38,500.00~~

38,850.00

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 value _____

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 estate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 Section 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 Section 40-22-1 (h).

Date: June 19, 2015

Print name: Alan Keith

☒ Unattested _____ Sign: _____
(Verified by) Grantor, Grantee or Closing agent (Circle One)

20150629000217360 2/2 \$56.00
Shelby Cnty Judge of Probate, AL
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