

7/14

Shelby County, AL 07/15/2015  
State of Alabama  
Deed Tax: \$2.00

20150715000239530 1/4 \$25.00  
Shelby Cnty Judge of Probate, AL  
07/15/2015 10:23:00 AM FILED/CERT

This instrument was prepared by:  
Mike T. Atchison, Attorney  
PO Box 822  
Columbiana, AL 35051

Send Tax Notice to:  
Don F. Gould

5235 Hwy 61  
Columbiana, AL 35051

**SPECIAL WARRANTY DEED**

State of Alabama)  
SHELBY County ) **KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of **ONE HUNDRED FIFTY ONE THOUSAND NINE HUNDRED FIFTY DOLLARS AND 00/100 (\$151,950.00)** to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged **SECRETARY OF HOUSING & URBAN DEVELOPMENT** (herein referred to as "Grantor", whether one or more than one), does grant, bargain, sell and convey unto **Don F. Gould and Terry S. Gould** (herein referred to as "Grantee", whether one or more than one), the real estate described on Exhibit A, attached hereto, subject to all matters set forth on Exhibit B, attached hereto.

TO HAVE AND TO HOLD to the said Grantee, their heirs and assigns forever.

\$150,000.00 of the purchase price of the property described herein was financed with the proceeds of a mortgage loan closed simultaneously herewith.

IN WITNESS WHEREOF, the said Grantor, by its Delegato, who is authorized to execute this conveyance, has hereto set its signature and seal this 10 day of June, 2015.

**SECRETARY OF HOUSING & URBAN DEVELOPMENT**

By: [Signature]  
Name: Ram Muhammad  
Title: Delegato

State of GA  
Cobb County)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Ram Muhammad whose name as Delegato of **SECRETARY OF HOUSING & URBAN DEVELOPMENT**, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, h/she 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 10 day of July, 2015.



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

[Signature]  
Notary Public  
My Commission expires:

EXHIBIT A

Legal Description

A parcel of land in the Northeast Quarter of the Southeast Quarter of Section 21 and the Northwest Quarter of the Southwest Quarter of Section 22, Township 21 South, Range 1 East, said parcel of land being more particularly described as follows: Beginning at a ¾" inch pipe found at the Northwest corner of the Northwest Quarter of the Southwest Quarter of said Section 22; thence North 90 degrees 00 minutes 00 seconds East along the North line of said Sixteenth Section, a distance of 839.34 feet to a ½ inch rebar set, with a cap stamped "S. Wheeler CA 0502" on the North right of way of County Highway No. 61; thence South 50 degrees 31 minutes 11 seconds West along said right of way, a distance of 950.00 feet to a point; thence south 51 degrees 39 minutes 26 seconds West, along said right of way, a distance of 238.14 feet to a ½ inch pipe found; thence North 14 degrees 32 minutes 39 seconds West, a distance of 778.60 feet to a ¾ inch rebar found; thence South 89 degrees 36 minutes 23 seconds East, a distance of 276.23 feet to the point of beginning. Situated in Shelby County, Alabama


  
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EXHIBIT B

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the real estate;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the real estate, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);
5. All roads and legal highways;
6. Rights of parties in possession (if any); and
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the real estate.



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Grantor's Name	<u>Secretary of Housing</u>	Grantee's Name	<u>Don and Terry Gould</u>
Mailing Address	<u>and Urban Development</u>	Mailing Address	<u>5235 Hwy 61</u>
			<u>Columbiana, AL 35051</u>
Property Address	<u>5235 Hwy 61</u>	Date of Sale	<u>7-14-15</u>
	<u>Columbiana, AL 35051</u>	Total Purchase Price	<u>\$ 151,950.00</u>
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 of 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).

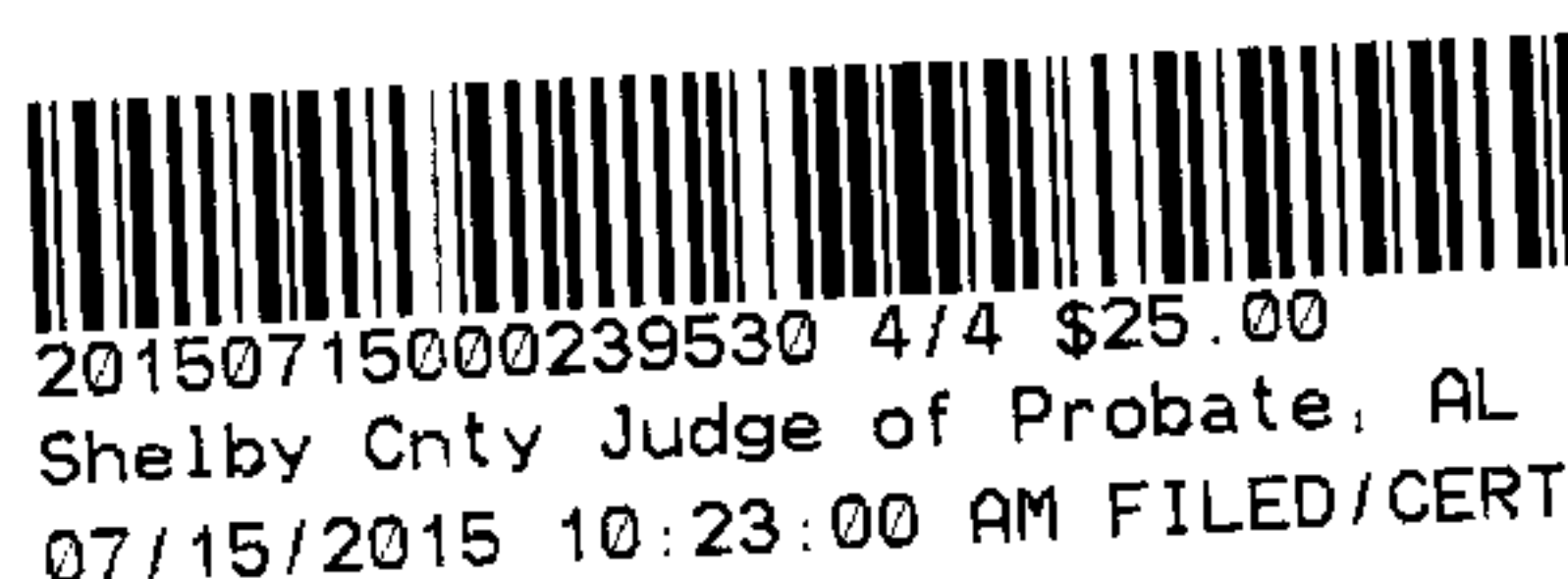
Date 7-14-15

Print Mike T. Atchison

Unattested

AL  
(verified by)

Sign Mike T. Atchison  
(Grantor/Grantee/Owner/Agent) circle one



Form RT-1