

7/16
011-715641

20150717000244130 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
07/17/2015 12:32:15 PM FILED/CERT

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:

Jason W. Anderson
110 E. Sterrett Street
Columbiana, 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 Fifty Six Thousand and No/100ths (\$56,000.00) Dollars, cash in hand paid to

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

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

JASON W. ANDERSON, (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:

A parcel of land being situated in the SW ¼ of the SW ¼ of Section 24, Township 21 South, Range 1 West, in Shelby County, Alabama, and being described as follows: Commence at the SW corner of the SW ¼ of the SW ¼ of Section 24, Township 21 South, Range 1 West; thence North 00 degrees 24 minutes 12 seconds East along the West line of said ¼ - ¼ Section a distance of 530.46 feet to the Northerly right of way line of Sterrett Street (30 foot right of way); thence North 87 degrees 17 minutes 42 seconds East and run along said right of way a distance of 140.12 feet; thence North 87 degrees 32 minutes 50 seconds East along said right of way run a distance of 140.00 feet to the point of beginning; thence continue along the last described course a distance of 104.93 feet; thence North 00 degrees 30 minutes 29 seconds East and leaving said right of way run a distance of 335.00 feet; thence South 87 degrees 32 minutes 50 seconds West and run a distance of 104.93 feet; thence South 00 degrees 30 minutes 29 seconds West and run a distance of 335.00 feet to the point of beginning. Together with and subject to non-exclusive easement for ingress, egress and utilities over and across the West 25 feet of above described property. Situated in Shelby County, 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.

PARCEL ID: 21-6-24-3-001-009.001

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, his 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 14th
day of July, 2015.

GRANTOR:

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

By: *Camilia Love*, as
its delegate

STATE OF GA
COUNTY OF DeKalb


Camilia Love I, the undersigned Notary Public, in and for said State and County, do hereby certify that
Camilia Love, whose name is signed as delegate 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,
he/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 14 day of July, 2015.

(SEAL)

Luiz Felipe Albuquerque
_____, Notary Public
My commission expires: _____

Luiz Felipe Albuquerque
NOTARY PUBLIC
DeKalb County, GEORGIA
My Commission Expires March 22, 2019


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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 Jason W. Anderson
Mailing Address _____
110 E. Sterrett Street
Columbiana, AL 35007

Property Address 110 E. Sterret Street
Columbiana, AL 35007

Date of Sale 7/16/15
Total Purchase Price \$ 56,000.00

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



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