

20150724000253340
07/24/2015 03:33:47 PM
DEEDS 1/3

HUD Case No. 011-571073

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

SEND TAX NOTICE TO:

Ashley S. Fite
236 Lost Lane
Alabaster, AL
35007

SPECIAL WARRANTY DEED

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of

One Hundred Twenty-Eight Thousand and NO/100-----

(\$128,000.00) 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

Ashley S. Fite

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

Lot 59, according to the Survey of Greenfield Sectors 4 and 6, as recorded in Map Book 17, page 131, in the Probate Office of Shelby County, Alabama.

THIS DEED IS NOT TO BE IN EFFECT UNTIL: 7-24-15

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

\$121,600.00 of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

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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 24 day of July, 2015.

Secretary of Housing and Urban
Development By Ofori and Associates,
PC, Management and Marketing
Contractor for HUD-State of Georgia

As HUD's Designated Agent

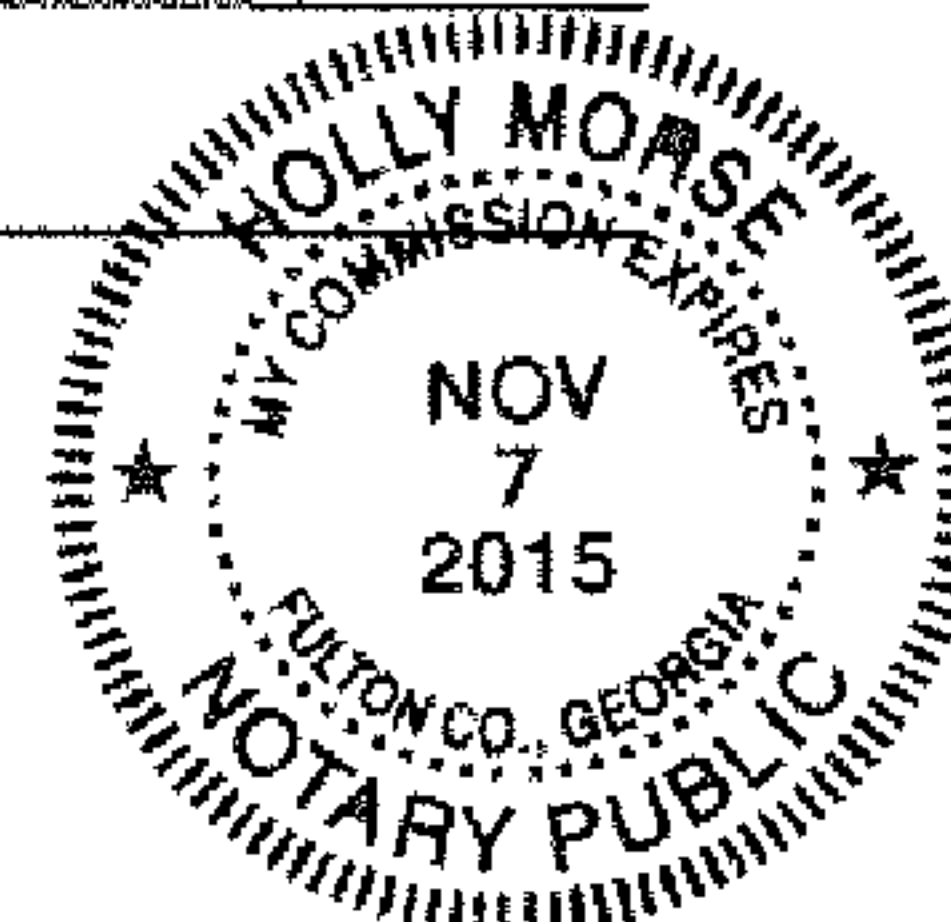
By: K. Martin
Kendra Martin
Designated Signatory for
Ofori and Associates, PC

STATE OF Georgia
Fulton COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Kendra Martin, who is personally well 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 of July 24, 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 contents 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 24 day of July, 2015.

Holly Morse
Notary Public
My Commission Expires: _____



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Grantor's Name The Secretary of Housing and Urban Development
Grantee's Name Ashley Sims Fite
Mailing Address Case No. 011-571073, 40 Marietta Street
Atlanta, GA 30303
Mailing Address 108 Blue Spring Cir
Alabaster, AL 35007

Property Address 236 Leaf Lane
Alabaster, AL 35007

Date of Sale July 24, 2015
Total Purchase Price \$128,000.00

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, Case No. 011-571073, 40 Marietta Street, Atlanta, GA 30303.

Grantee's name and mailing address - Ashley Sims Fite, 108 Blue Spring Cir, Alabaster, AL 35007.

Property address - 236 Leaf Lane, Alabaster, AL 35007

Date of Sale - July 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: July 24, 2015

Sign 
Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/24/2015 03:33:47 PM
\$26.50 CHERRY
20150724000253340

