
20150805000268660 1/4 \$112.50
Shelby Cnty Judge of Probate, AL
08/05/2015 08:45:00 AM FILED/CERT

This document prepared by:
Law Office of John A. Gant, P.C.
200 Office Park Drive, Suite 210
Birmingham, Alabama 35223

Send tax notice to:
Allen & Nina Kennemer
213 Ridge Ln.
Shelby, AL 35143

SPECIAL WARRANTY DEED

Case 011-673461

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of Eighty Nine Thousand Four Hundred Five and 50/100 Dollars (\$89,405.50) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON, D.C., HIS SUCCESSORS AND ASSIGNS (herein referred to as GRANTOR) does grant, bargain, sell and convey ALLEN KENNEMER and NINA G. KENNEMER, as joint tenants with rights of survivorship (herein referred to as GRANTEES) all of its right, title, interest, and claim in or to the following described real estate situated in Shelby County, Alabama:

See attached Exhibit "A"

PARCEL ID No.: 10-2-03-0-001-057.066

Effective date of the deed is July 29, 2015.

To have and to hold said GRANTEES forever.

Shelby County, AL 08/05/2015
State of Alabama
Deed Tax: \$89.50

Case 011-673461

Dated this the 24 day of July, 2015.

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

For HUD by: [Signature]
Darice Green, Assistant Project Manager

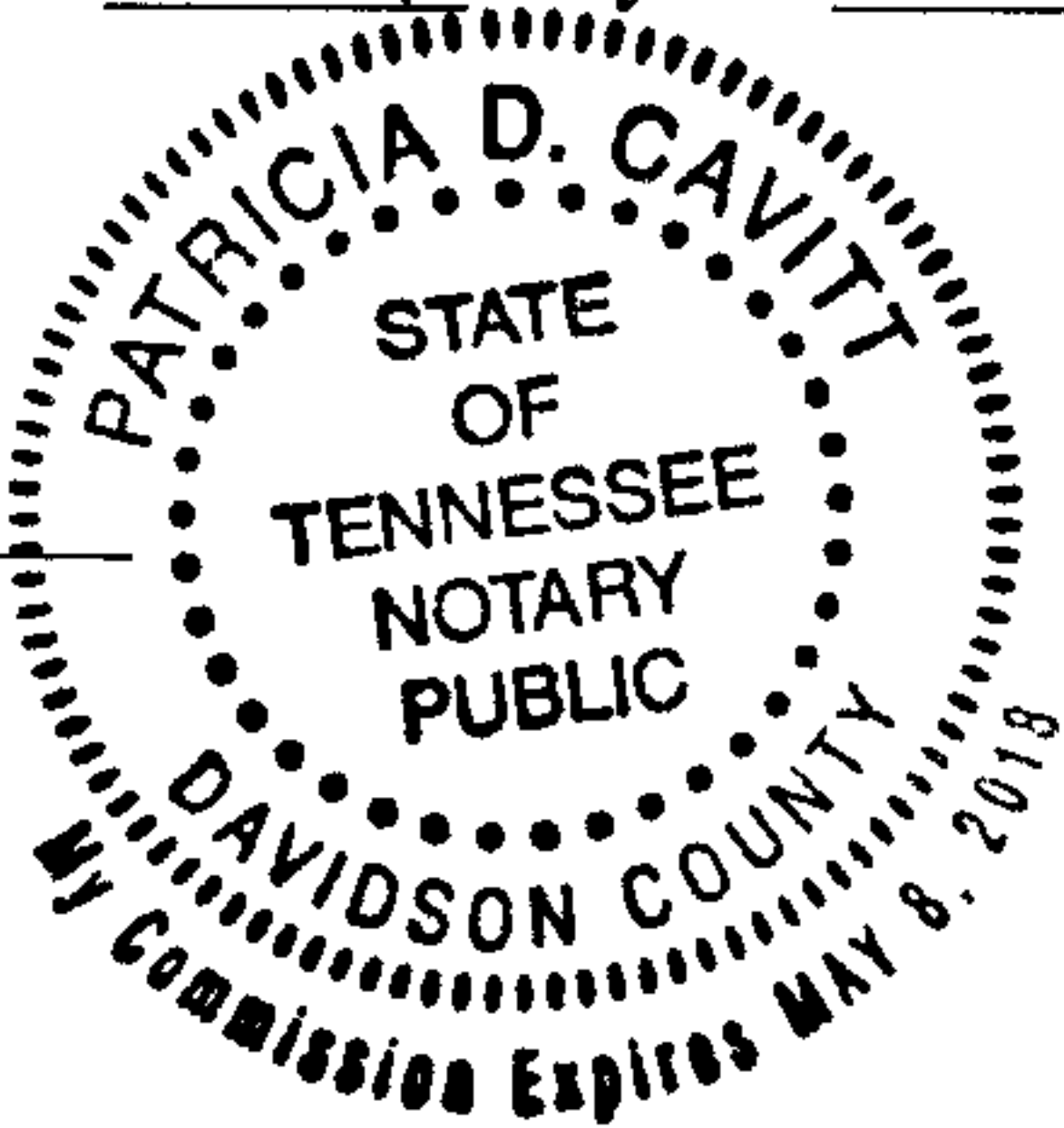
SECRETARY OF HOUSING AND URBAN
DEVELOPMENT OF WASHINGTON, D.C.,
~~HIS SUCCESSORS AND ASSIGNS~~ By HomeTelos [Signature]
As Asset Manager Contractor for C-OPC-23637

STATE OF TN
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
DARICE GREEN, as Contractor of
SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON, D.C., HIS
SUCCESSORS AND ASSIGNS By HomeTelos As Asset Manager Contractor for C-OPC-23637
whose name is signed to the foregoing conveyance on behalf of SECRETARY OF HOUSING
AND URBAN DEVELOPMENT OF WASHINGTON, D.C.,
HIS SUCCESSORS AND ASSIGNS By HomeTelos As Asset Manager Contractor for
C-OPC-23637, who with full authority to do so, and who is known to me, acknowledged before
me on this day that being informed of the contents of the conveyance, he executed the same
voluntarily on the day the same bears date.

Given under my hand and official seal this the 24 day of July, 2015.

[Signature]
NOTARY PUBLIC:
My commission expires:



Property Address:
3005 Riverwood Terr.
Birmingham, AL 35242

Grantee's Address:
213 Ridge Ln.
Shelby, AL 35143

Grantor's Address:
40 Marietta St., Five Points Plaza
Atlanta, GA 30303

EXHIBIT "A"

LOT B, BLOCK 17, ACCORDING TO THE SURVEY OF RIVERWOOD, FIFTH SECTOR, AS RECORDED IN MAP BOOK 8, PAGE 121, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. TOGETHER WITH AN UNDIVIDED 1/106TH INTEREST IN THE COMMON AREA AS SET FORTH IN THE DECLARATIONS RECORDED IN MISC. VOLUME 39, PAGE 880, IN SAID PROBATE OFFICE.



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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 Secretary of HUD
Mailing Address 40 Marietta St.
Atlanta, GA 30303

Grantee's Name Allen & Nina Kennemer
Mailing Address 213 Ridge Ln.
Shelby, AL 35143


Property Address 3005 Riverwood Terrace
Maylene, AL 35114

Date of Sale 7/29/15
Total Purchase Price \$ 89,405.50
or
Actual Value \$
or
Assessor's Market Value \$

The purchase price or current assessor's market value claimed on this form can be verified in the following documentary evidence: (check one)

☐ Mortgage
☐ Bill of Sale
☒ Sales Contract

☒ Closing Statement
☐ Other


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* The deed or other instrument of like character offered for recordation which conveys property cannot be used as documentary evidence

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.

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 being conveyed.

Actual value - if the property is not being sold, the true value of the property being conveyed. This may be evidenced by an appraisal conducted by a licensed appraiser.

Current Assessor's market value - if no proof is provided, 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.

Any person who intentionally fails to provide the proof required or presents false proof shall be subject to a penalty of \$100 or 25% of the taxes due, whichever is greater.

I hereby affirm that to the best of my knowledge and belief the information contained in this document is true and complete.

Date 7/29/15

Print John A. Gant

Sign 
(Owner ☒ Agent) circle one