



20150805000268690 1/3 \$92.50
Shelby Cnty Judge of Probate, AL
08/05/2015 08:49:29 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:
Shaun P. Jourdan
4200 Cahaba Lake Dr.
Hoover, AL 35216

SPECIAL WARRANTY DEED

Case 011-571235

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of Seventy Two Thousand Four Hundred Five and 50/100 Dollars (\$72,405.50) to the undersigned GRANTOR in hand paid by the GRANTEE 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 unto SHAUN P. JOURDAN (herein referred to as GRANTEE) all of its right, title, interest, and claim in or to the following described real estate situated in Shelby County, Alabama:

Lot 10, according to the Final Plat of Somerset Phase 2, as recorded in Map Book 32, page 142, in the Probate Office of Shelby County, Alabama.

PARCEL ID No.: 13-8-28-1-006-010

Effective date of the deed is July 29, 2015.

Shelby County, AL 08/05/2015
State of Alabama
Deed Tax: \$72.50

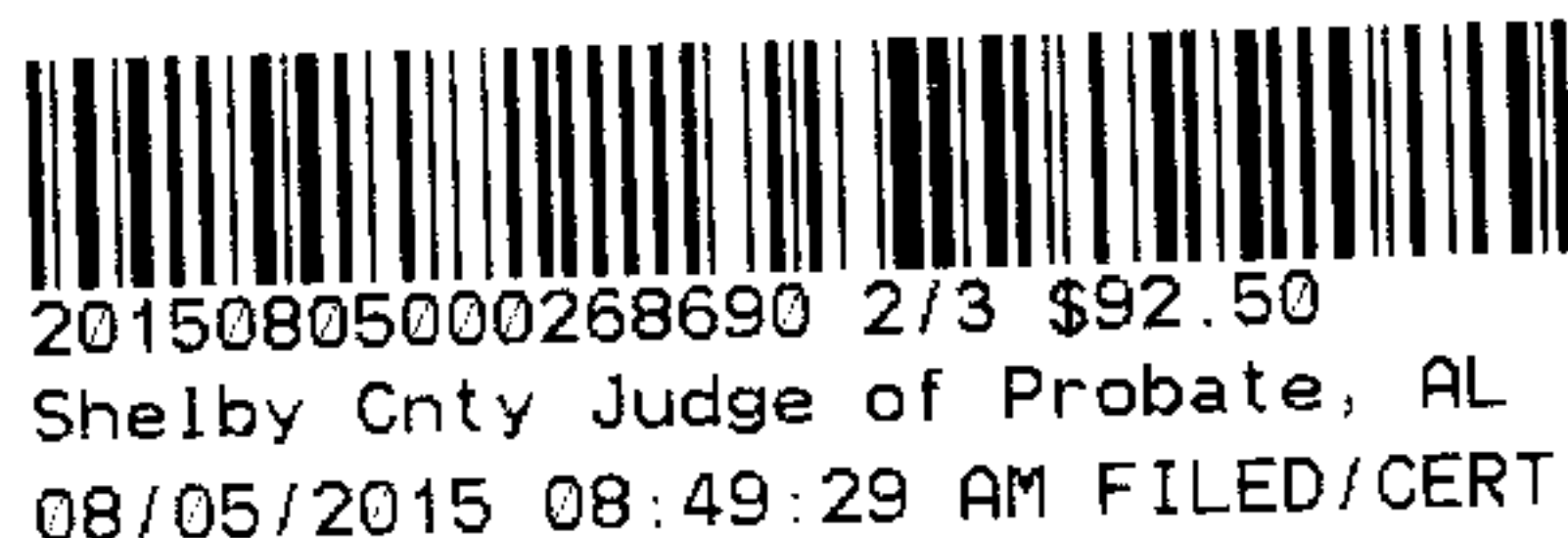
This conveyance is subject to;

All of those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated October 27, 2014 and recorded in Instrument 20141029000341080, in the Probate Office of Shelby County, Alabama.

To have and to hold said GRANTEE forever.

Case 011-571235

Dated this the 21 day of July, 2015.



As HUD's Designated Agent

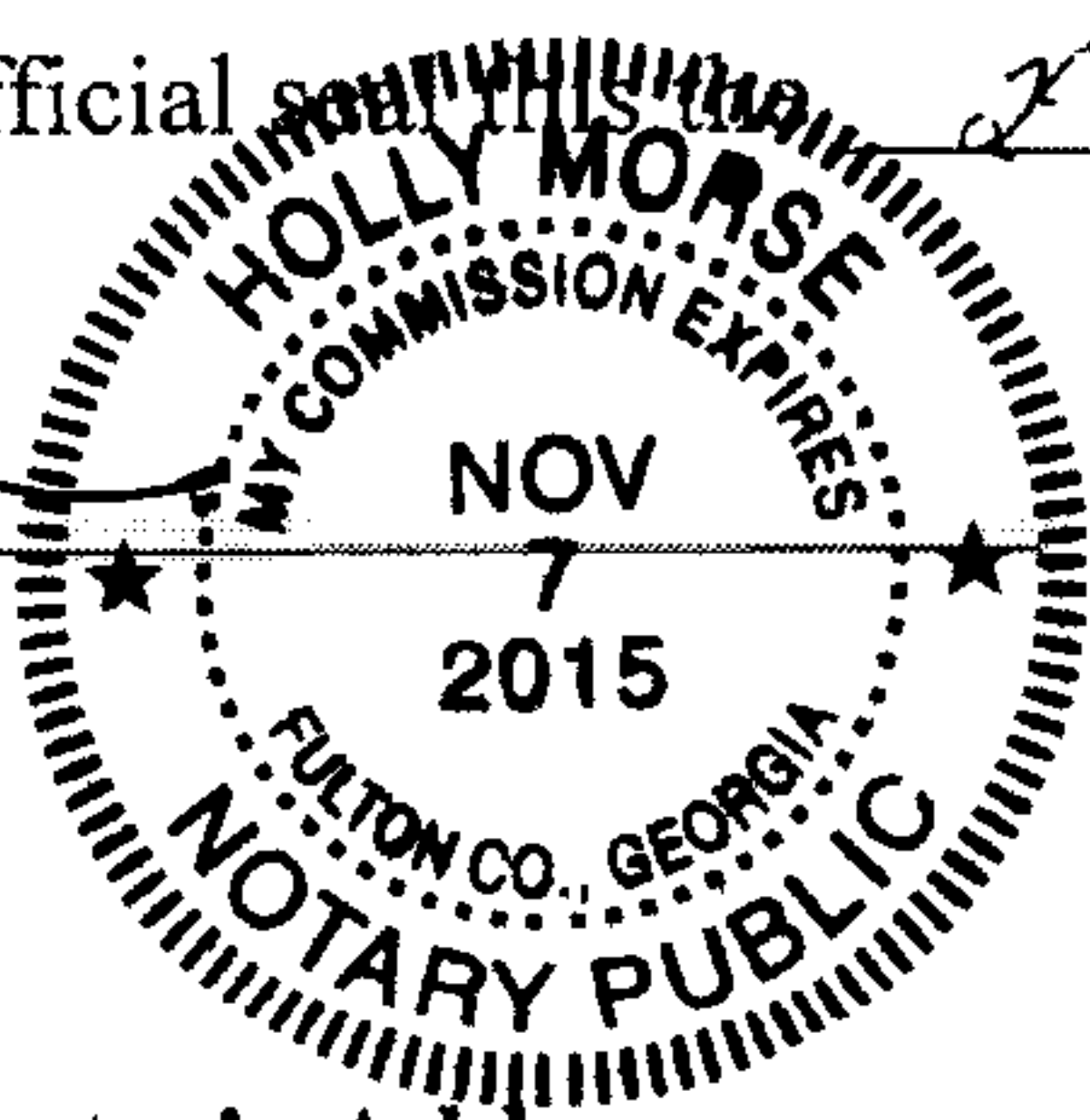
K. Martin
SECRETARY OF HOUSING AND URBAN
DEVELOPMENT OF WASHINGTON, D.C.,
HIS SUCCESSORS AND ASSIGNS By Ofori and
Associates As Asset Manager Contractor for C-OPC-23637

STATE OF Georgia)
COUNTY OF Fulton)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kendra Martin, as As HUD's Designated Agent of SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON, D.C., HIS SUCCESSORS AND ASSIGNS By Ofori and Associates 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 Ofori and Associates 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 21 day of July, 2015.

Holly Mors
NOTARY PUBLIC:
My commission expires:



Property Address:
205 Amy Ln.
Helena, AL 35080

Grantee's Address:
4200 Cahaba Lake Dr.
Hoover, AL 35216

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

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 Shaun P. Jourdan
Mailing Address 4200 Cahaba Lake Dr.
Hoover, AL 35126

Property Address 205 Amy Ln.
Helena, AL 35080

Date of Sale 7/29/15
Total Purchase Price \$ 72,405.50
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


20150805000268690 3/3 \$92.50
Shelby Cnty Judge of Probate, AL
08/05/2015 08:49:29 AM FILED/CERT

* 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.

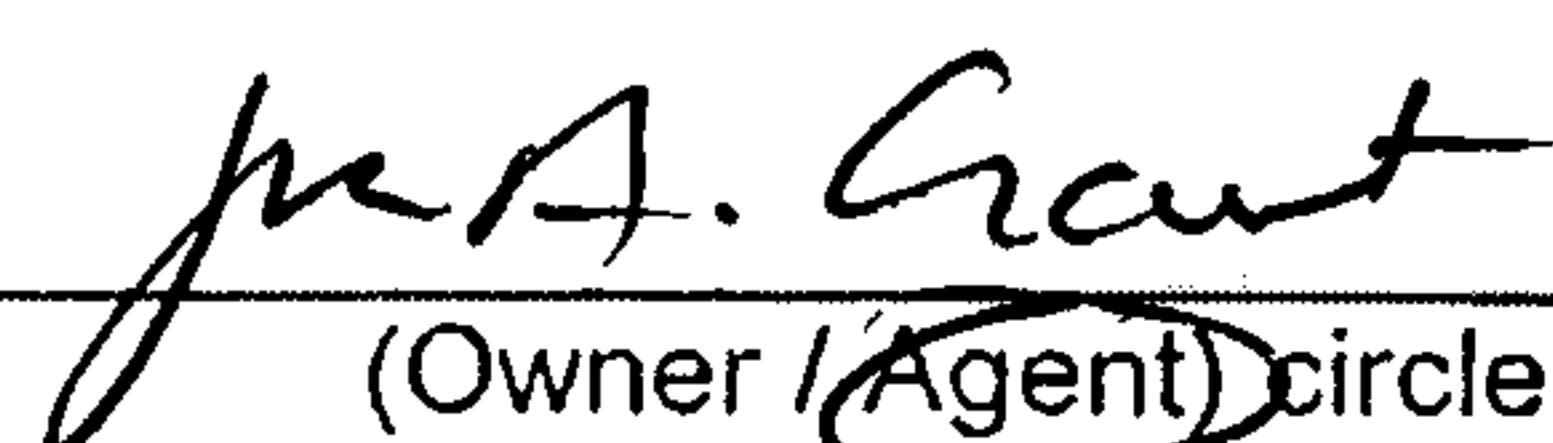
Current Assessor's market value - if no proof is provided, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes.

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