


FHA Case #: 011-640657  
This instrument was prepared by:  
Adrian M. Rowley  
Gilmore, Poole & Rowley  
Attorneys at Law, LLC  
1905 7<sup>th</sup> Street  
Tuscaloosa, AL 35401

  
20150821000291440 1/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
08/21/2015 12:51:46 PM FILED/CERT

Source of Title: Instrument Number: 201505010000143060

STATE OF ALABAMA                    )  
  )  
COUNTY OF SHELBY                )                   **SPECIAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **The Secretary of Housing and Urban Development of Washington D.C.** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Tiffiney C. Johnson** (hereinafter referred to as GRANTEE), the following described property, lying and being in the County of Shelby State of Alabama, to-wit:

**Lot 21, according to the survey of Timberleaf Townhomes, a map or plat of which is recorded in Map Book 21, at Page 31, in the Probate Office of Shelby County, Alabama, said reference being hereby made in aid of and as a part of this description.**

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

This conveyance is hereby made subject to those rights of redemption both statutory and equitable as created by that certain Mortgage Foreclosure Deed recorded in Instrument Number 20150319000086820 in the Probate Office of Shelby County, Alabama.

**TO HAVE AND TO HOLD**, unto the said GRANTEE, her heirs and assigns forever.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or is anywise appertaining and the reversion or the reversions, remainder or remainders, rents, issues and profits thereof; and also all the estate, right, title, interest dower and the right of dower, property, possession, claim and demand whatsoever, as well in law as in equity, of the said GRANTOR, of, in, and to the same and every part or parcel thereof, with the appurtenances.

**TO HAVE AND TO HOLD**, all singular, the above mentioned and described premises, together with the appurtenances, unto the said GRANTEE, his heirs, successors and assigns forever. GRANTOR makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that GRANTOR has neither conveyed nor permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by GRANTOR.

IN WITNESS WHEREOF, said GRANTOR has hereunto set its hand and seal this the 13 day of Aug, 2015. Effective date of this deed is August 14, 2015.

The Secretary of Housing and Urban Development  
of Washington D.C.

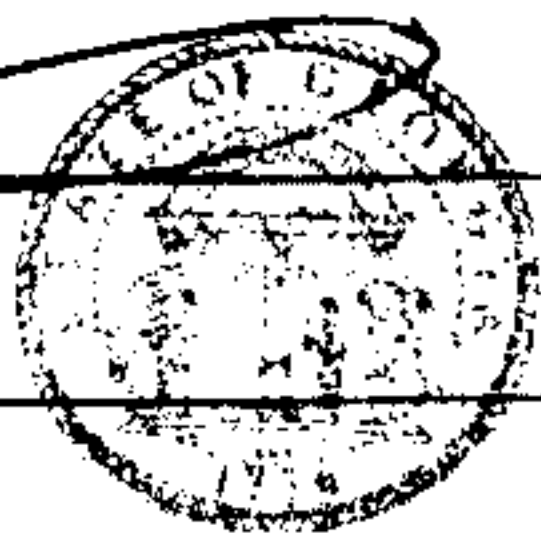
By: [Signature]  
Its: Deputy

STATE OF GA  
COUNTY OF Colb

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that [Signature], whose name as Deputy of The Secretary of Housing and Urban Development of Washington D.C., is signed to the foregoing conveyance and who is known to me as such Deputy acknowledged before me on this day that, being informed of the contents of the Instrument, he/she executed the same voluntarily in his/her capacity and with full authority on the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 13 day of Aug, 2015.

[Signature]  
NOTARY PUBLIC  
My Commission Expires: \_\_\_\_\_



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

20150821000291440 2/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
08/21/2015 12:51:46 PM FILED/CERT

## Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Sec of Housing and Urban Devt  
Mailing Address 40 Marietta Street  
Atlanta, GA 30303

Grantee's Name Tiffiney C. Johnson  
Mailing Address 113 Timberleaf Circle  
Alabaster, AL 35007

Property Address 113 Timberleaf Circle  
Alabaster, AL 35007

Date of Sale 08/14/2015

Total Purchase Price \$ 71,925.00

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

  
20150821000291440 3/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
08/21/2015 12:51:46 PM FILED/CERT

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 \_\_\_\_\_

Unattested \_\_\_\_\_

Sign \_\_\_\_\_

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1