

FHA Case No. 011-672593

This instrument was prepared by:

David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:

Allison Claire Blackburn
240 Twin Oaks Way
Chelsea, Alabama 35043

**STATUTORY WARRANTY DEED, JOINT TENANTS WITH RIGHT OF
SURVIVORSHIP**

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **One Hundred Forty-Six Thousand and 00/100 Dollars (\$146,000)** to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is acknowledged,

The Secretary of Housing and Urban Development

(hereinafter referred to as "Grantor") does grant, bargain, sell and convey unto

Allison Claire Blackburn and Justin Dwayne Blackburn

(hereinafter referred to as "Grantees") as joint tenants with right of survivorship, the following described real estate situated in **Shelby County, Alabama** to-wit:

Lot 29, according to the Map and Survey of Twin Oaks, recorded in Map Book 22, Page 108, in the Office of the Judge of Probate of Shelby County, Alabama.

\$138,700 of the proceeds come from a mortgage recorded simultaneously herewith.

- Subject to:
- (1) 2015 ad valorem taxes not yet due and payable;
 - (2) all mineral and mining rights not owned by the Grantor; and
 - (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.
 - (4) all rights of redemption arising from the Foreclosure Deed dated 3/11/15

TO HAVE AND TO HOLD unto Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, Grantor has set its seal by its authorized representative, this 25 day of August, 2015.

The Secretary of Housing and Urban Development

BY: K. Martin (Seal)
Kendra Martin

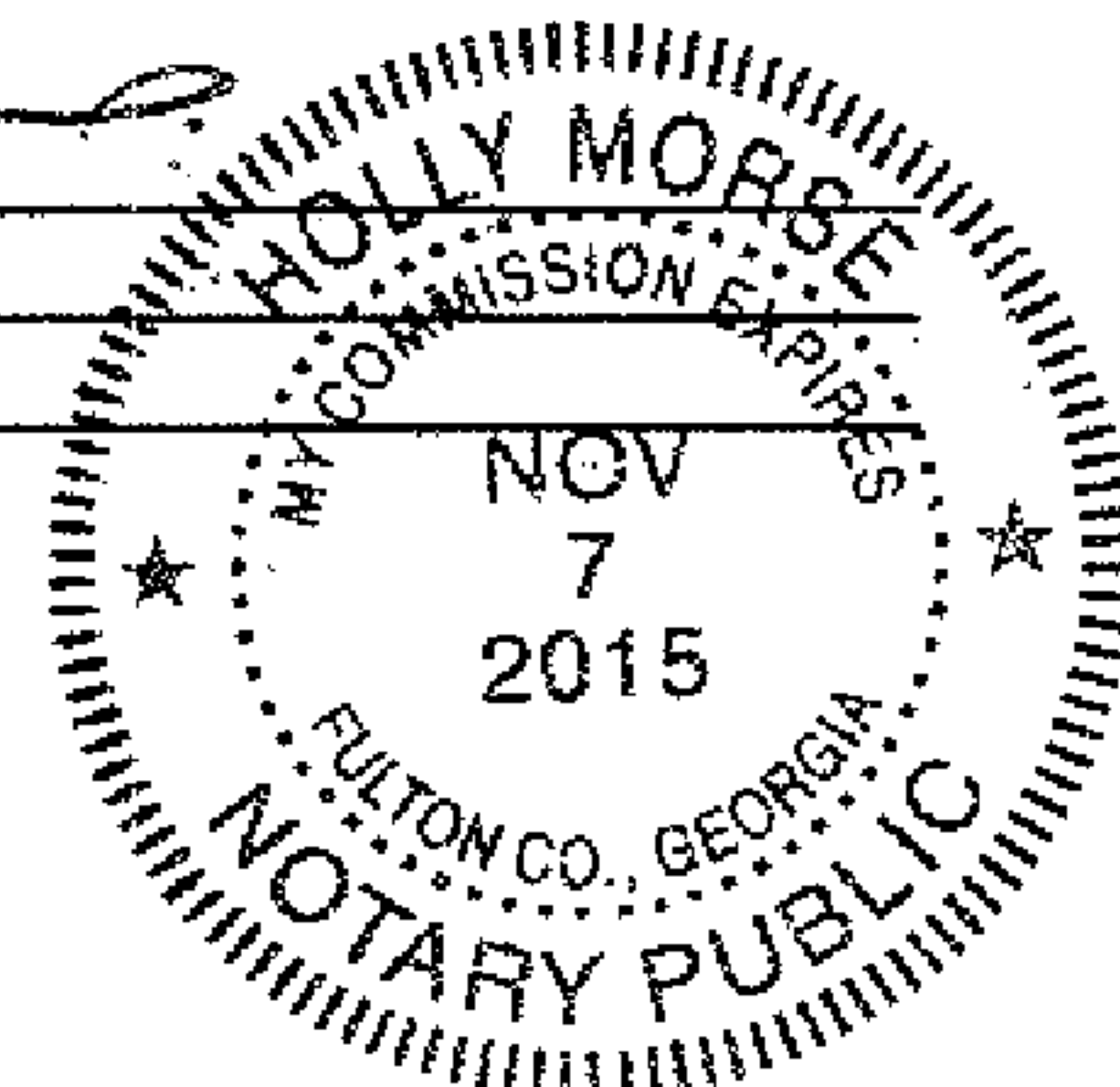
ITS: As HUD's Designated Agent

~~STATE OF ALABAMA~~ Georgia
~~JEFFERSON COUNTY~~
Fulton

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Kendra Martin as As HUD's Designated Agent of **The Secretary of Housing and Urban Development** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance and with full authority as such As HUD's Designated Agent, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25 day of August, 2015.

Notary Public: Holly Morse
My Commission Expires: NOV 7 2015



REAL ESTATE SALES VALIDATION FORM

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1
 Grantor Name: **The Secretary of Housing and Urban Development** Grantee Name: **Allison Claire Blackburn**

Grantee Name: **Justin Dwayne Blackburn**
 Mailing Address: **240 Twin Oaks Way** Mailing Address: **240 Twin Oaks Way**
Chelsea, Alabama, 35043 **Chelsea, Alabama, 35043**

Property Address: **240 Twin Oaks Way** Date of Sale: **September** ____, 2015
Chelsea, Alabama, 35043 Total Purchase Price: **\$146,000**
 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 ☐ Appraisal
☐ Sales Contract ☐ Other _____
☒ Closing Statement

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.

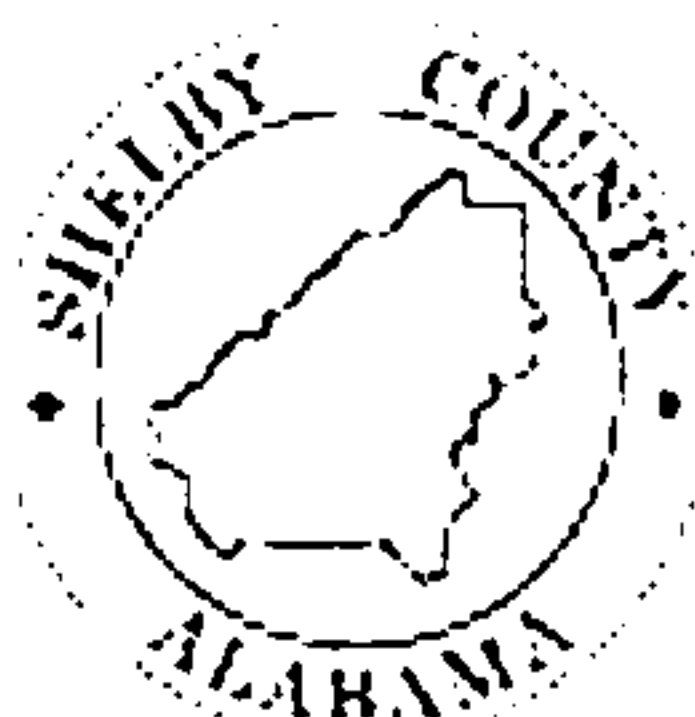
Actual value – if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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 Section 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 Section 40-22-1 (h).

Date: **September** ____, 2015 Print: **Allison Blackburn**

____ Unattested Sign: **Allison Blackburn**
 (verified by) (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 09/02/2015 01:56:40 PM
 \$24.50 CHERRY
 20150902000307030

[Signature]