

9/18  
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 011-561072**

STATE OF ALABAMA )  
SHELBY COUNTY )


KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of Ninety Two Thousand Twenty Five and 50/100 Dollars (\$92,025.50) to the undersigned GRANTOR in hand paid by the GRANTEEES 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, an individual (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 13, according to the Survey of Braelinn Village Phase I, as recorded in Map Book 11, page 100, in the Probate Office of Shelby County, Alabama.


PARCEL ID No.: 13-5-27-2-002-013

To have and to hold said GRANTEE forever.


  
20150918000327130 1/3 \$112.50  
Shelby Cnty Judge of Probate, AL  
09/18/2015 10:13:54 AM FILED/CERT

Shelby County, AL 09/18/2015  
State of Alabama  
Deed Tax: \$92.50

Dated this the 10 day of September, 2015.

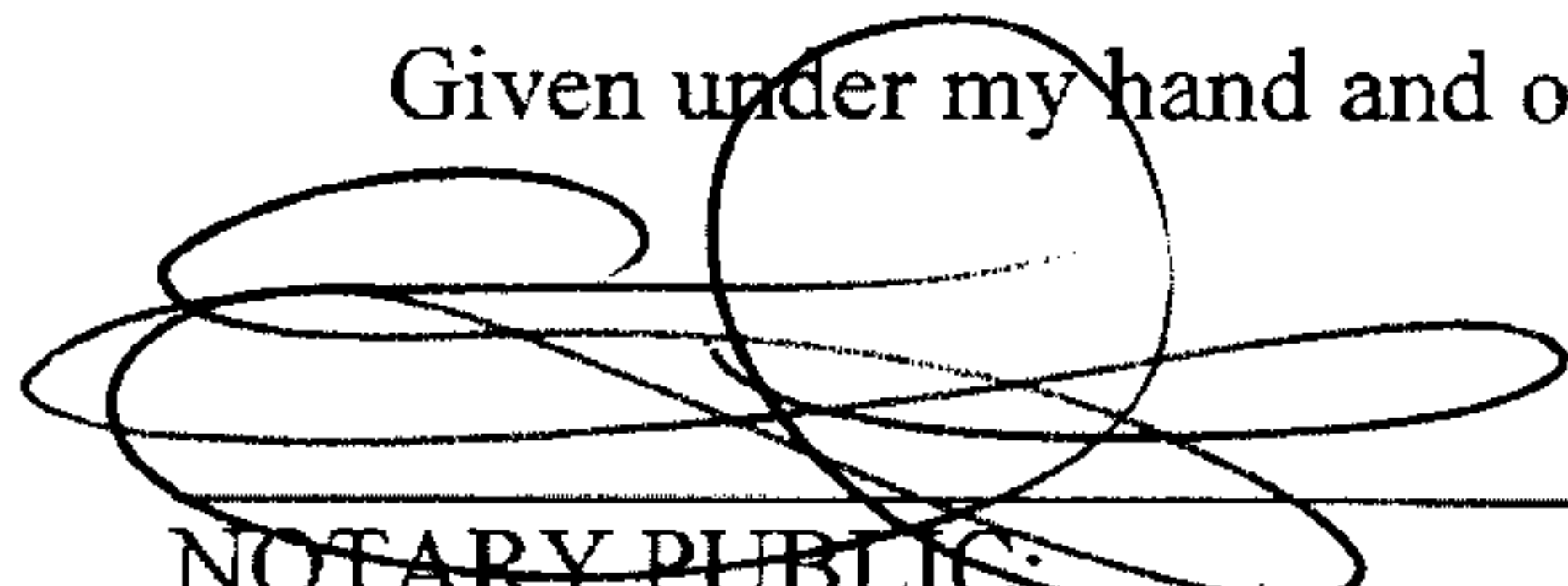
  
\_\_\_\_\_  
SECRETARY OF HOUSING AND URBAN  
DEVELOPMENT OF WASHINGTON, D.C.,  
HIS SUCCESSORS AND ASSIGNS By PEMCO,  
Management and Marketing Contractor for  
HUD -State of Alabama

STATE OF GA  
COUNTY OF COB

  
20150918000327130 2/3 \$112.50  
Shelby Cnty Judge of Probate, AL  
09/18/2015 10:13:54 AM FILED/CERT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that  
Tristan Black as Deputy of  
SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON, D.C., HIS  
SUCCESSORS AND ASSIGNS By PEMCO, Management and Marketing Contractor for  
HUD -State of Alabama 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 PEMCO, Management and Marketing Contractor for  
HUD -State of Alabama, 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 10 day of September, 2015.

  
\_\_\_\_\_  
NOTARY PUBLIC:  
My commission expires:



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

**Property Address:**  
2904 Dublin Dr. N.  
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 35216

Property Address 2904 Dublin Dr. N.  
Helena, AL 35080

Date of Sale 9/11/15  
Total Purchase Price \$ 92,025.50

or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$ \_\_\_\_\_

  
20150918000327130 3/3 \$112.50  
Shelby Cnty Judge of Probate, AL  
09/18/2015 10:13:54 AM FILED/CERT

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

\* 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 9/11/15

Print John A. Gant

Sign   
(Owner Agent) circle one