

Shelby County, AL 10/09/2015
State of Alabama
Deed Tax: \$32.50



20151009000355160 1/4 \$55.50
Shelby Cnty Judge of Probate, AL
10/09/2015 02:18:32 PM FILED/CERT

This instrument was prepared by:
Mike T. Atchison, Attorney
PO Box 822
Columbiana, AL 35051

Send Tax Notice to:

John Thomas Cain
1644 Mooney Rd
Columbiana, AL 35051

SPECIAL WARRANTY DEED

State of Alabama)

SHELBY County)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **THIRTY TWO THOUSAND FIVE HUNDRED DOLLARS AND 00/100 (\$32,500.00)** to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged **SECRETARY OF HOUSING & URBAN DEVELOPMENT** (herein referred to as "Grantor", whether one or more than one), does grant, bargain, sell and convey unto **John Thomas Cain and Margaret A. Cain** (herein referred to as "Grantee", whether one or more than one), the real estate described on Exhibit A, attached hereto, subject to all matters set forth on Exhibit B, attached hereto.

TO HAVE AND TO HOLD to the said Grantee, their heirs and assigns forever.

IN WITNESS WHEREOF, the said Grantor, by its Delegator, who is authorized to execute this conveyance, has hereto set its signature and seal this 7 day of October, ~~2014~~ 2015

**SECRETARY OF HOUSING &
URBAN DEVELOPMENT**

By: Tristan Black
Name: Tristan Black
Title: Delegator

State of GA
COBB County)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Tristan Black, whose name as Delegator of **SECRETARY OF HOUSING & URBAN DEVELOPMENT**, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, h/she as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 7 day of October, 2015.



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

[Signature]
Notary Public
My Commission expires: _____

EXHIBIT A

Legal Description

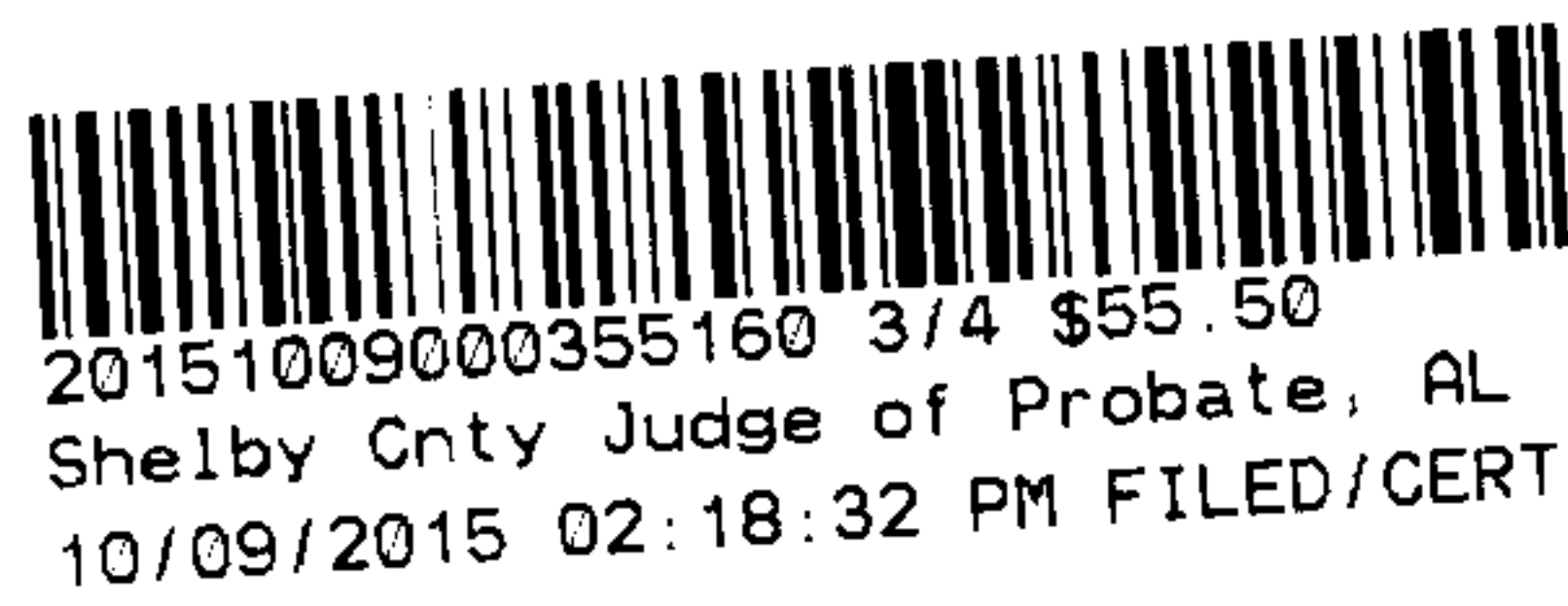
Begin at the Southeast corner of Section 33, Township 21 South, Range 1 East, and run thence West along the South line of said Section a distance of 210 feet to a point; thence run North parallel with the East line of said Section a distance of 210 feet to a point; thence run East parallel with the South line of said Section a distance of 210 feet to a point on the East line of said Section; thence run South along the East line of said Section a distance of 210 feet to the point of beginning of the property herein conveyed.
Situated in Shelby County, Alabama.



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EXHIBIT B

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the real estate;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the real estate, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);
5. All roads and legal highways;
6. Rights of parties in possession (if any); and
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the real estate.



Real Estate Sales Validation Form

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

Grantor's Name The Secretary of Housing and Urban
Development
Mailing Address 40 Marietta St
Atlanta, GA 30303

Grantee's Name John Thomas Cain
Margaret A. Cain
Mailing Address 1644 Mooney Road
Columbiana AL 35051,

Property Address 2135 Highway 77
Columbiana, AL 35051

Date of Sale October 09, 2015
Total Purchase Price \$32,500.00

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	☐ 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 of 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 October 08, 2015

Print John Thomas Cain

Unattested

Sign John Thomas Cain
(Grantor/Grantee/Owner/Agent) circle one

(verified by)


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Form RT-1