

THIS INSTRUMENT PREPARED BY:

Jeff W. Parmer
Law Offices of Jeff W. Parmer, LLC
850 Shades Creek Parkway, Suite 210
Birmingham, Alabama 35209

HUD Case Number:
011-534777

GRANTEE'S ADDRESS:

Richard S. Tipton
1375 Chilton Co. Road 33
Calera, AL 35040

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

SPECIAL WARRANTY DEED

20151013000357630
10/13/2015 12:14:06 PM
DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Forty Tow Thousand & NO/100 (\$42,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned **The Secretary of Housing and Urban Development of Washington, D.C.**, it successors and assigns (herein referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Richard S. Tipton, married** (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of Jefferson, State of Alabama, to-wit:

Lot 3, 4 and 5, Block 1, according to the Plat of Wilmont Gardens, as recorded in Map Book 4, Page 6, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Property Address: 234 Wade Drive, Montevallo, AL 35115

Effective date of deed is October 8, 2015.

\$0 of the Purchase Price was paid from the proceeds of a mortgage recorded simultaneously herewith.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

Grantor makes no warranty or covenant respecting the nature of the quality of title to the property herein conveyed other than that the Grantor has neither permitted or suffered any lien, encumbrance or adverse claim to the property herein since the day of the acquisition thereof by the Grantor except as disclosed to Grantee.

IN WITNESS WHEREOF, said GRANTOR has hereunto set its hand and seal this the 5 day of October, 2015.

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

HomeTelos, LP as Asset Manager
Contractor for C-OPC-23037

By: _____

Its: _____

For HUD by: _____

Darice Green, Assistant Project Manager

STATE OF TN
COUNTY OF Davidson

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that DARICE GREEN whose name as Contractor of **The Secretary of Housing and Urban Development of Washington, D.C.**, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents, he as such Contractor and with such authority, executed the same voluntarily for and as the act of said entity.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 5 day of October, 2015.

NOTARY PUBLIC:

My Commission Expires:



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
Mailing Address Urban Development
40 Marietta Street
Atlanta, GA 30303

Grantee's Name Richard S. Tipton
Mailing Address 1375 Chilton County Road 33
Calera, AL 35040

Property Address 234 Wade Drive
Montevallo, AL 35115

Date of Sale 10/8/15

Total Purchase Price \$ 42000.00

or

Actual Value \$

or

Assessor's Market Value \$

20151013000357630

10/13/2015 12:14:06 PM

DEEDS 2/2

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

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 10/13/15

Print Jeff W. Farmer

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/13/2015 12:14:06 PM
\$59.00 CHERRY
20151013000357630

James W. Fuhrmeister