

Document Prepared By:  
Shannon R. Crull, P. C.  
3009 Firefighter Lane  
Birmingham, Alabama 35209

Send Tax Notice To:  
*Lawley & Company LLC*  
*370 Deborah Road*  
*Columbiana, AL 35051*

Case No. 011-656685

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA            }  
COUNTY OF SHELBY        }

KNOW ALL MEN BY THESE PRESENTS: THAT IN CONSIDERATION OF **One Hundred Five Thousand Nine Hundred and 0/100 Dollars (\$105,900.00)** to the undersigned, The Secretary of Housing and Urban Development, (herein referred to as Grantor) in hand paid by the Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, sell, bargain and convey unto **Lawley & Company, LLC**, (herein referred to as **Grantee**), in fee simple, together with every contingent remainder or right of reversion, the following described real estate,, situated in **Shelby County, Alabama** to wit:

**Lot 48, according to the Survey of Saint Charles Place, Jackson Square, Phase Two, Sector Two, as recorded in Map Book 19, Page 78, in the Probate Office of Shelby County, Alabama.**

**Less and except the following: A part of Lot 48, Saint Charles Place, Jackson Square, Phase Two, Sector Two, according to the survey and subdivision plat by Jimmy A. Gay, which is recorded in Map Book 19, Page 78 in the Probate Office of Shelby County in Columbiana, Alabama, further described as follows: Beginning at the Northwest corner of Lot 48 (front corner between Lots 47 and 48) and go in a Southerly direction along original property line between the said Lots 47 and 48 for a distance of 131.02 feet to the original Southwest corner of Lot 48 (original rear corner between Lots 47 and 48); thence turn left 124 degrees 32 minutes 08 seconds and go in a Northeasterly direction along the original rear line of Lot 48 for a distance of 10.00 feet; thence turn left 59 degrees 13 minutes 30 seconds and go in a Northerly direction a distance of 125.62 feet to the point of beginning of that part of Lot 48 herein described; Being situated in Shelby County, Alabama.**

Subject to:

1. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
2. Ad Valorem Taxes for the current tax year, which Grantee herein assumes and agrees to pay.
3. Easements, set back lines, restrictions, covenants, mineral and mining rights.
4. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to gas, oil, sand and gravel, in on or under subject property.
5. Restrictions, reservations, agreements, covenants, conditions, easements, set back lines, right of ways, and limitations shown of record.
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.
7. Building lines, setbacks and easements as shown on that certain Plat Map recorded in Map Book 19, Page 78, in the Probate Office of Shelby County, Alabama.
8. Right of way to Shelby County as recorded in Volume 185, Page 98, in the Probate Office of Shelby County, Alabama.
9. Covenants, conditions and restrictions as set forth in Instrument No. 1995-1720, in the Probate Office of Shelby County, Alabama.
10. Right of Way granted to Alabama Power Company as set forth in Volume 233, Page 586, in the Probate Office of Shelby County, Alabama.
11. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein, as recorded in Instrument No. 1995-29927, in the Probate Office of Shelby County, Alabama..
12. All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed dated 06/18/2015 and recorded on 06/19/2015 in Instrument 20150619000206730 in the Probate Office of SHELBY County, Alabama, under and in accordance with the laws of the State of Alabama or the United States of America.

**None** of the above consideration was secured by and through the purchase money mortgages closed herewith.

011-656685

This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

TO HAVE AND HOLD to the said Grantee in fee simple, together with every contingent remainder and right of reversion.

IN WITNESS WHEREOF, the said **GRANTOR** has hereunto set its signature and seal on the date stated in the notary acknowledgement, however, the same shall not be effective until the 13 day of November, 2015

**GRANTOR**

**The Secretary of Housing and Urban Development**

HomeTelos, LP as Asset Manager  
Contractor for C-OPC-23627

**By:**

**Its:** For HUD by [Signature]  
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, do hereby certify that DARICE GREEN, whose name as Contractor for **The Secretary of Housing and Urban Development** is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she as such officer and with full authority, executed the same voluntarily for and as the act of said Secretary of Housing and Urban Development.

Given under my hand and official seal this 10 day of November, 2015.

Notary Seal



[Signature]  
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 HUD  
 Mailing Address 40 Marietta St  
Five Point Plaza  
Atlanta, GA 30303

Grantee's Name Lewley & Co LLC  
 Mailing Address 370 Dodson Rd  
Columbia, AL 35051

Property Address 533 Barome St  
Helena, AL 35080

Date of Sale 11/13/15  
 Total Purchase Price \$ 105,900  
 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 \_\_\_\_\_

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 11/13/15

Print Amy Florine Courtney

Unattested \_\_\_\_\_

Sign \_\_\_\_\_  
 (Grantor/Grantee/Owner/Agent) circle one

(verified by)



Filed and Recorded  
 Official Public Records  
 Judge James W. Fuhrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL  
 11/13/2015 02:53:57 PM  
 \$126.00 CHERRY  
 20151113000394560

Print Form

Form RT-1