

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

Send Tax Notice To:
Lawley & Co
370 Porcugh Rd
Columbiana, AL

Case No. 011-543397

SPECIAL WARRANTY DEED

20151211000424930

12/11/2015 02:59:33 PM

STATE OF ALABAMA }
COUNTY OF SHELBY }

DEEDS 1/3

KNOW ALL MEN BY THESE PRESENTS: THAT IN CONSIDERATION OF **One Hundred Ten Thousand and 0/100 Dollars (\$110,000.00)** 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 317, according to the Survyc of Final Plat of Stage Coach Trace, Sector 3, as recorded in Map Book 29, Page 39, in the Probate Office of 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. Subject to covenants, conditions and restrictions (deleting there from, and restrictions indicating any preference, limitation, or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument No. 1999-4645; Instrument No. 2001-39402; Instrument No. 2001-43415; Instrument No. 2002-20157 and Instrument No. 2002042900029560, in the Probate Office of Shelby County, Alabama.
8. Permit(s) granted to Alabama Power Company as set forth in Deed Book 112, Page 458 and Deed Book 123, Page 430, in the Probate Office of Shelby County, Alabama.
9. Easement and right of way to Southern Natural Gas as set forth in Deed Book 141, Page 58 and Deed Book 196, Page 308, in the Probate Office of Shelby County, Alabama.
10. Right of Way granted to Shelby County as set forth in Deed Book 211, Page 612; Deed Book 211, Page 613 and Deed Book 212, Page 598, in the Probate Office of Shelby County, Alabama.
11. Release of damages as recorded in Instrument No. 2001-56341, 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 01/05/2015 and recorded on 01/15/2015 in Instrument 20150115000015420 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.

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 4 day of Dec, 2015

GRANTOR

The Secretary of Housing and Urban
Development

STATE OF
COUNTY OF

GA
Gwinnett

By: [Signature]
Its: Delegate

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that Tristan Black, whose name as delegate 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 4 day of Dec, 2015.

Notary Seal

[Signature]
Notary Public
My commission expires:

KEYANA MARSHALL
GWINNETT COUNTY, GEORGIA
NOTARY PUBLIC
MY COMMISSION EXPIRES
JULY 25, 2016

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 Street
Atlanta, GA 30303

Grantee's Name Lanley & Company
 Mailing Address 370 Doughty Rd
Columbiana, AL 35057

Property Address 237 Silverstone Lane
Alabaster, AL 35007

Date of Sale 12/9/15

Total Purchase Price \$ 110,000

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 § 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 12/9/15



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 12/11/2015 02:59:33 PM
 S130.00 CHERRY
 20151211000424930

Print Amy Florine Conway

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Print Form

Form RT-1