


SEND TAX NOTICE TO:
Kyle Flanagan and Lorie
Flanagan
701 Olde Towne Circle
Alabaster, Alabama 35007


20151216000429340 1/3 \$27.00
Shelby Cnty Judge of Probate, AL
12/16/2015 11:38:47 AM FILED/CERT

SPECIAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

Case No. 11-683391

Know all men by these presents: That for and in consideration of One Hundred Thirty Five Thousand and no/100 (\$135,000.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the undersigned Grantor, The Secretary of Housing and Urban Development (Hereinafter referred to as "Grantor") does hereby grant, bargain, sell and convey unto Grantee ~~(hereinafter referred to as "Grantor")~~ by Kyle Flanagan and Lorie Flanagan (hereinafter referred to as "Grantees"), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 24, according to the Survey of Olde Towne Forest, Second Addition, as recorded in Map Book 12, Page 85, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to easements, restrictions, and rights of way of record.

Subject to all statutory right of redemption from the foreclosure deed dated 06-05-2015 and filed in Instrument No. 20150610000194530.

TO HAVE AND TO HOLD, the above described property together with all and singular the tenements, hereditaments, and appurtenances thereupon belonging or in any wise appertaining unto the said Grantee, its successors and assigns forever.

It is expressly understood and agreed by and between the parties hereto that is conveyance is subject to any outstanding right of redemption from foreclosure sale and that this deed contains no warranty except against the acts of said Grantor, and all persons claiming by, through or under it.

IN WITNESS WHEREOF I/WE have hereunto set MY/OUR hand(s) and seal(s), this
8 day of December , 2015

The Secretary of Housing and Urban Development

BY: L. Martin

Its: As HUD's Designated Agent

STATE OF Georgia
COUNTY OF Fulton

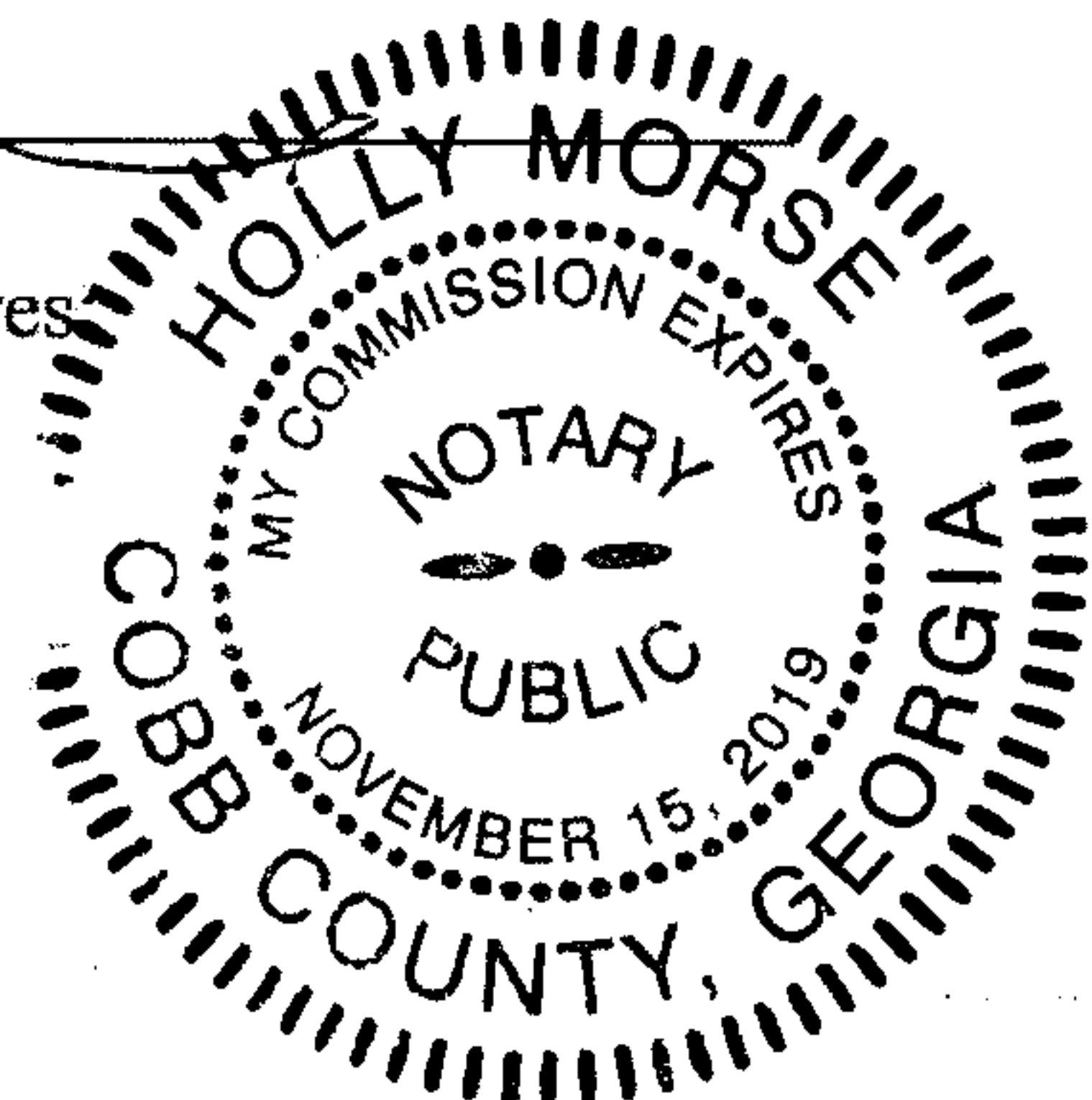
I, the undersigned a Notary Public in and for said County, in said State, hereby certify that
Kendra Martin, whose name as As HUD's Designated Agent of The Secretary of Housing and Urban
Development is signed to the foregoing conveyance, and who is known to me, acknowledged
before me on this day that, being informed of the contents of the conveyance, he, as such
Agent and with full authority, executed the same voluntarily for and as the act of said


The Secretary of Housing and
Urban Development

Given under my hand and official seal, this the 8th day of May, 2014. December 2015


Notary Public
My Commission Expires

Prepared by:
Parker Law Firm, LLC
1560 Montgomery Hwy Ste 205
Birmingham, AL 35216




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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 Dev.	Grantee's Name	Kyle Flanagan and Lorie Flanagan
Mailing Address	40 Marietta Street Five Points Plaza Atlanta, GA 30303 FHA Case #011-532955	Mailing Address	201 Tradewinds Circle Alabaster, AL 35007
Property Address	701 Olde Towne Circle Alabaster, AL 35007	Date of Sale	December <u>11</u> , 2015
		Total Purchase Price	\$135,0000.00
		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
☐ 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 December 11, 2015

Print: Parker Law Firm, LLC

____ Unattested

(verified by)

Sign:


Grantor/Grantee/Owner/Agent (circle one)

