

SEND TAX NOTICE TO:  
Rebekah Rose  
1181 Hwy 277  
Helena, AL 35080

SPECIAL WARRANTY DEED

Case#011-619197

STATE OF ALABAMA  
COUNTY OF SHELBY

Know all men by these presents: That in consideration of **One Hundred-Thousand and four hundred and fifty-one dollars and No/100, (\$100,451.00) Dollars** to the undersigned **The Secretary of Housing and Urban Development** (hereinafter referred to as “Grantor”) by **Rebekah Rose, an individual** (hereinafter referred to as “Grantees”), the receipt of which is hereby acknowledged, grantor does, by these presents hereby grant, bargain, sell and convey unto grantee in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

**LOT C-1, ACCORDING TO A RESURVEY OF LOT C, WADELL PROPERTIES SUBDIVISION, AS RECORDED IN MAP BOOK 15, PAGE 29, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

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

Subject to Statutory Rights of Redemption.

The effective date of this deed is December 30<sup>th</sup>, 2015.

TO HAVE AND TO HOLD to the said grantee, his, heirs and assigns forever.

\$90,406.00 of the Purchase price was obtained by a Purchase Money Mortgage filed simultaneously.  
IN WITNESS WHEREOF I/WE have hereunto set MY/OUR hand(s) and seal(s), this

23 day of December, 2015.



20160111000010210 1/3 \$30.50  
Shelby Cnty Judge of Probate, AL  
01/11/2016 12:31:44 PM FILED/CERT

Shelby County, AL 01/11/2016  
State of Alabama  
Deed Tax: \$10.50

The Secretary of Housing and Urban Development

HomeTelos, LP as Asset Manager  
Contractor for C-OPC-23637  
BY: \_\_\_\_\_  
Its: As HUD's Designated Agent  
For HUD by: \_\_\_\_\_  
Darice Green, Assistant Project Manager

011619197

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 HUD's Designated Agent of 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 officer and with full authority, executed the same voluntarily for and as the act of said  
entity.


Given under my hand and official seal, this the 23 day of December, 2015.

  
\_\_\_\_\_  
Notary Public

My Commission Expires:

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



  
20160111000010210 2/3 \$30.50  
Shelby Cnty Judge of Probate, AL  
01/11/2016 12:31:44 PM FILED/CERT



20160111000010210 3/3 \$30.50  
Shelby Cnty Judge of Probate, AL  
01/11/2016 12:31:44 PM FILED/CERT

### 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	Rebekah Rose
Mailing Address	40 Marietta Street Five Points Plaza Atlanta, GA 30303 FHA Case #011-620678	Mailing Address	4901 Rime Village Drive Hoover, AL 35216
Property Address	1181 Hwy 277 Helena, Alabama 35080	Date of Sale	December 30, 2015
		Total Purchase Price	\$100,451.00
		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 30, 2015

Print: Rebekah Rose

\_\_\_\_ Unattested

\_\_\_\_\_  
(verified by)

Sign:



Grantor/Grantee/Owner/Agent (circle one)