

20160119000017260
01/19/2016 08:30:35 AM
DEEDS 1/3

HUD Case No. 011-666837

This instrument was prepared by
Sandy F. Johnson
Attorney at Law
3170 Highway 31 South
Pelham, Alabama 35124

Send Tax Notice to:
(Name) Haley Bennett
(Address) 1482 Arrowhead Circle
Auburn, AL 36830

Special Warranty Deed, Jointly For Life With Remainder To Survivor

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **Ninety Four Thousand Dollars and 00/100 (\$94,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

The United States Department of Housing and Urban Development, also known as Secretary of Housing and Urban Development

(herein referred to as grantors) do grant, bargain, sell and convey unto

Haley Bennett and Alfred Bennett and Pat Bennett

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in **Shelby** County, Alabama to-wit:

Lot 77, according to the Survey of Hayesbury Phase I, as recorded in Map Book 28, Page 89, in the Probate Office of Shelby County, Alabama.

THIS DEED IS NOT TO BE IN EFFECT UNTIL: January 15th, 2016

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain Foreclosure Deed dated June 5, 2015 and recorded on June 10, 2015 in Instrument #20150610000194590.

Subject to all covenants, restrictions, reservations, easements, conditions, liens and other rights of whatever nature appear of record.

\$0.00 of the consideration recited herein was paid from the proceeds of a purchase money mortgage executed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever.

GRANTOR makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the GRANTOR has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the GRANTOR.

HUD Case No. 011-666837

IN WITNESS WHEREOF, the undersigned has set his/her hand as the duly authorized representative of the Secretary of Housing and Urban Development this 15 day of January, 2016.

Secretary of Housing and Urban
Development By Ofori and Associates,
PC, Management and Marketing
Contractor for HUD-State of Alabama
As HUD's Designated Agent

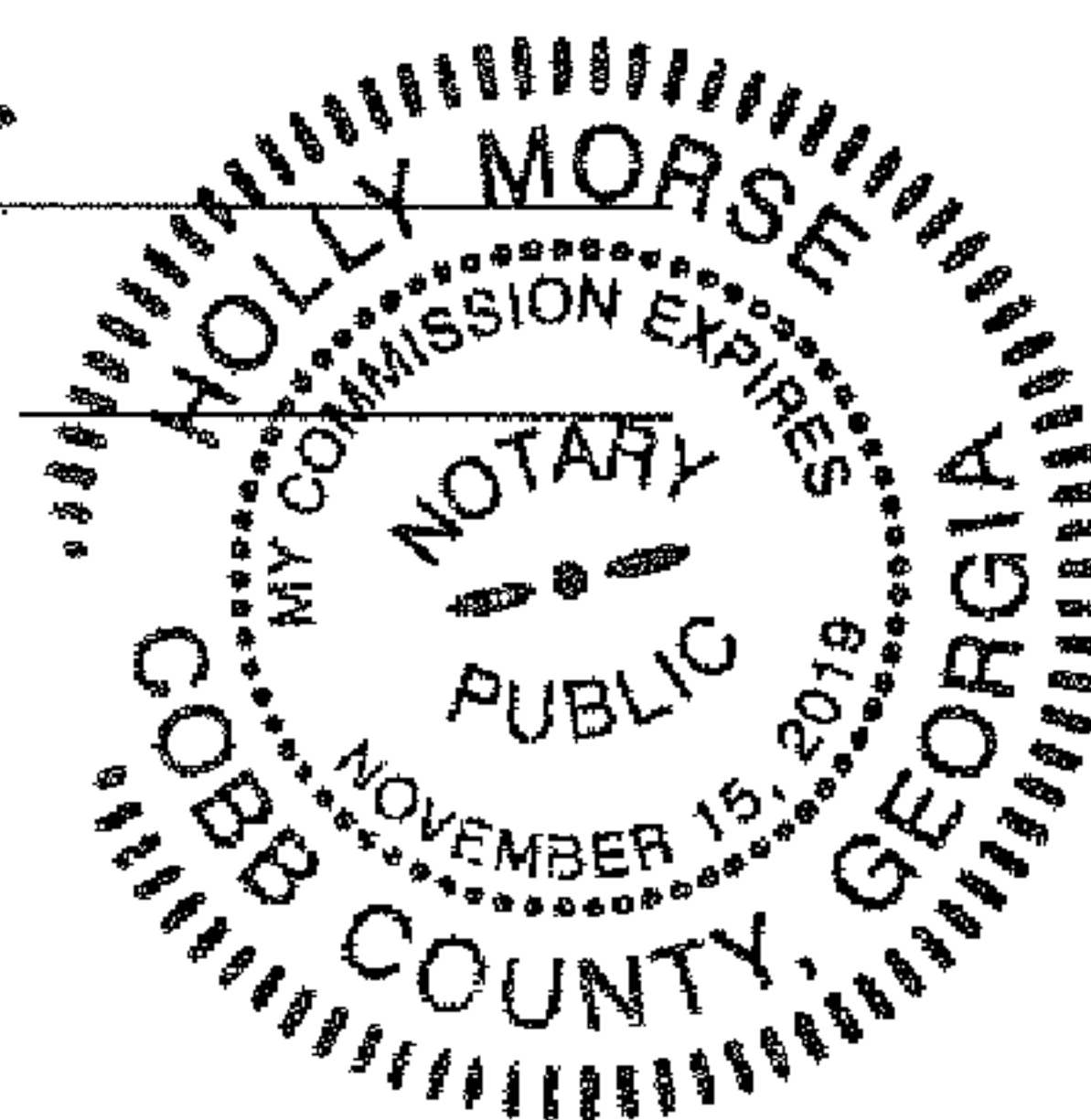
By: K. Martin
Kendira Martin
Designated Signatory for
Ofori and Associates, PC

STATE OF Georgia
Fulton COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Kendira Martin, who is personally well known to me to be the duly authorized representative of the Secretary of Housing and Urban Development and the person who executed the foregoing instrument bearing the date of January 15 2016, by virtue of the authority vested in him/her by the delegation of authority published at FR-4837-D-57 (July 25, 2005), and acknowledge before me on this day that, being information of the contents of this conveyance, he/she executed the same voluntarily for and on behalf of Secretary of Housing and Urban Development, on the day and year above stated.

Given under my hand and official seal, this the 15 day of January, 2016.

Holly Morse
Notary Public
My Commission Expires:



20160119000017260 01/19/2016 08:30:35 AM DEEDS 3/3

Grantor's Name The Secretary of Housing and Urban Development
Grantee's Name Haley Bennett
Mailing Address Case No. 011-666837, 40 Marietta Street
Atlanta, GA 30303
Mailing Address 1482 Arrowhead Circle
Auburn, AL 36830

Property Address 125 Hayesbury Ct
Pelham, AL 35124

Date of Sale January 15, 2016
Total Purchase Price \$94,000.00

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 - The Secretary of Housing and Urban Development, Case No. 011-666837,
40 Marietta Street, Atlanta, GA 30303.

Grantee's name and mailing address - Haley Bennett, 1482 Arrowhead Circle, Auburn, AL 36830.

Property address - 125 Hayesbury Ct, Pelham, AL 35124

Date of Sale - January 15, 2016.

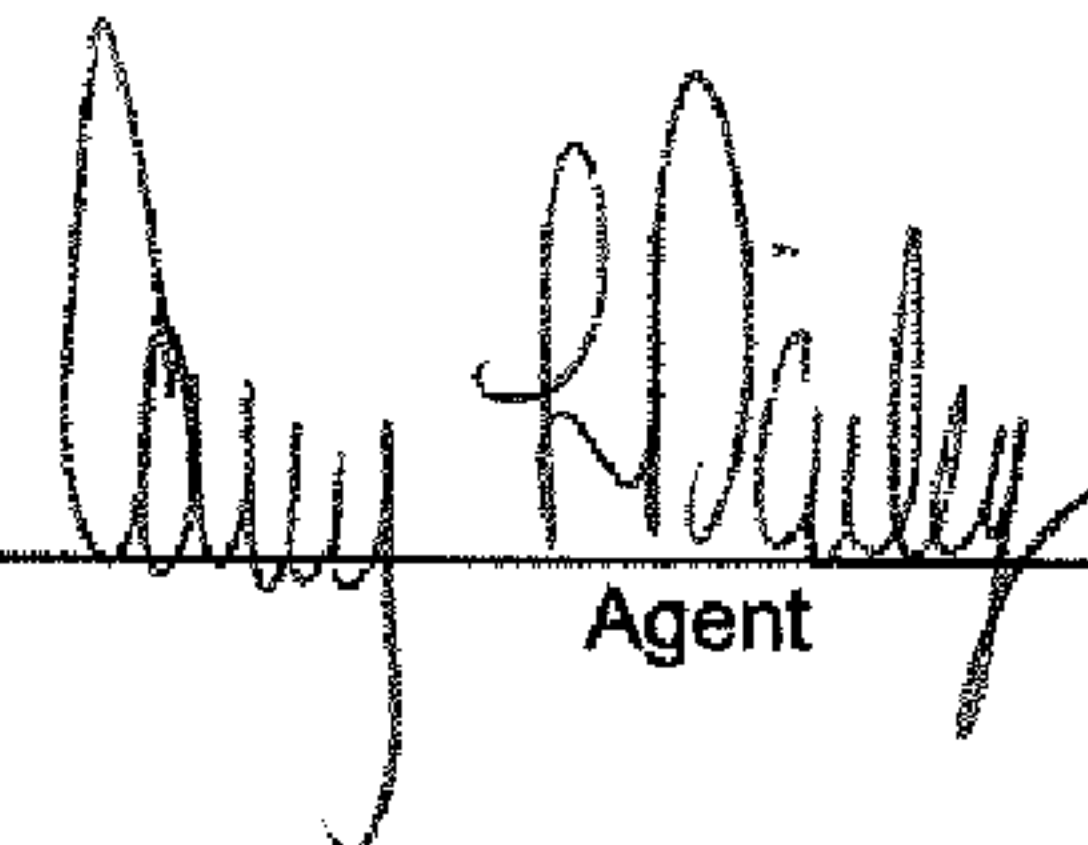
Total purchase price - The total amount paid for the purchase of the property, both real and personal, being
conveyed by the instrument offered for record.

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: January 15, 2016

Sign 
Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/19/2016 08:30:35 AM
\$114.00 CHERRY
20160119000017260

