



20160128000028980 1/2 \$18.00
Shelby Cnty Judge of Probate, AL
01/28/2016 02:16:47 PM FILED/CERT

SPECIAL WARRANTY DEED

FHA OLD CASE NO.: 011-680292

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Sonny Lucas and Jenia N. Parker
5 S Forty Road
Alabaster, AL 35007

STATE OF ALABAMA
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Ninety-Five Thousand and no/100 Dollars (\$95,000.00)**, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt where is acknowledged, **SECRETARY OF HOUSING AND URBAN DEVELOPMENT**, (herein referred to as Grantor), grant, bargain, sell and convey unto **SONNY LUCAS and JENIA N. PARKER** (herein referred to as Grantees), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 5, according to the Survey of South Forty Subdivision, as recorded in Map Book 11, Page 102, in the Probate Office of Shelby County, Alabama.

Subject to mineral and mining rights if not owned by Grantor. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

\$100,590.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

To Have and to Hold to the said Grantees.

In Witness Whereof, the said Grantor, by the undersigned, who is authorized to execute this conveyance, has hereunto set its signature and seal this 26 day of January, 2016 to be effective January 28, 2016.

**SECRETARY OF HOUSING AND
URBAN DEVELOPMENT**

HomeTelos, LP as Asset Manager
Contractor for C-OPC-23637

BY: _____

ITS For HUD by: _____

Darice Green, Assistant Project Manager

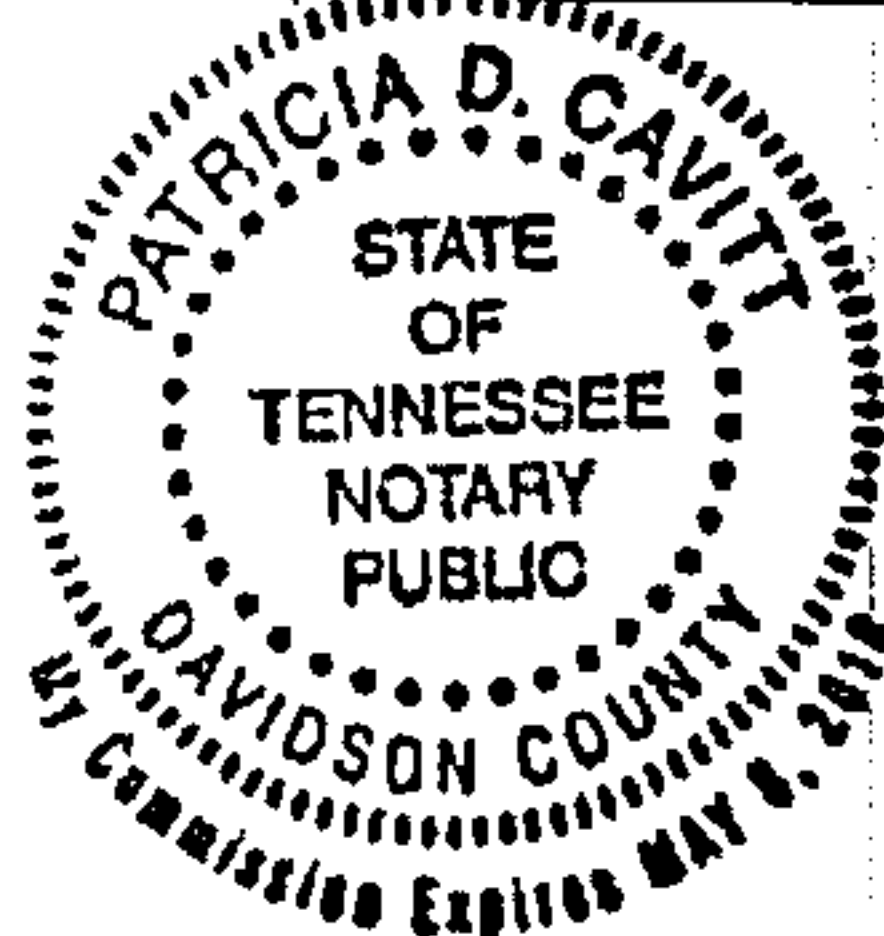
STATE OF TN

COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DARICE GREEN, whose name as Authorized signatory of **SECRETARY OF HOUSING AND URBAN DEVELOPMENT**, is signed to the foregoing conveyance, and who is known to me acknowledged before me on this date, that being informed of the contents of this conveyance he as such agent and with full authority, executed the same voluntarily for and as the act of said agency.

Given under my hand and official seal this 26 day of January, 2016.

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 | Secretary of Housing & | Grantee's Name | Sonny Lucas |
| Mailing Address | Urban | Mailing Address | Jenia N. Parker |
| | 40 Marietta St, 5 Points Plaza | | 5 S forty Road |
| | Atlanta, GA 30303 | | Alabaster, AL 35007 |
| Property Address | 5 S forty Road | Date of Sale | 01/28/2016 |
| | Alabaster, AL 35007 | Total Purchase Price \$ | 95,000.00 |
| | | Or | |
| 20160128000028980 | 01/28/2016 | Actual Value \$ | |
| 02:16:47 PM DEEDS 2/2 | | 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)

| | |
|---|------------------------------------|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input checked="" type="checkbox"/> Sales Contract | <input type="checkbox"/> Other |
| <input checked="" type="checkbox"/> 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 | Print | B. CHRISTOPHER BATTLES |
| Unattested | Sign | (Grantor/Grantee/Owner/Agent) circle one |
| (verified by) | | |

Form RT-1



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[Signature]