

SEND TAX NOTICE TO:
Adams Holdings, LLC
120 Bishop Circle,
Pelham, Alabama 35124

20160208000040490 1/3 \$126.00
Shelby Cnty Judge of Probate, AL
02/08/2016 03:35:08 PM FILED/CERT

Case #011-631837

SPECIAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

Know all men by these presents: That for and in consideration of One Hundred Five Thousand Seven Hundred Five and no/100 (\$105,705.00) 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, Adams Holdings, LLC (Hereinafter referred to as "Grantee"), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 231, according to the Survey of Cedar Grove at Sterling Gate, Sector 2, Phase 5, as recorded in Map Book 28, Page 91, in the Probate Office of Shelby County, Alabama..

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

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated June 26, 2015 filed August 3, 2015 in Instrument No. 20150803000265090.

This deed is not effective until January 21, 2016.

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

15th day of January, 2016.

Shelby County, AL 02/08/2016
State of Alabama
Deed Tax: \$106.00

The Secretary of Housing and Urban Development

BY: [Signature]

Its: Delegate

STATE OF GA
COUNTY OF COB

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that
Tristan Black whose name as delegate 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 delegate 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 15 day of January, 2016



SHARON LEE
NOTARY PUBLIC
COBB COUNTY, GEORGIA
MY COMMISSION EXPIRES
JANUARY 21, 2019

[Signature]
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	Adams Holdings, LLC
Mailing Address	40 Marietta Street Five Points Plaza Atlanta, GA 30303 FHA Case #011-620678	Mailing Address	120 Bishop Circle Pelham, AL 35124
Property Address	186 Churchill Drive Maylene, AL 35114	Date of Sale	January 21, 2016
		Total Purchase Price	\$105,705.00
		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 ☐ 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 January 21, 2016

Print: **Parker Law Firm, LLC**

____ Unattested

(verified by)

Sign:


Grantor/Grantee/Owner/Agent (circle one)



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