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Document Prepared By:
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3009 Firefighter Lane
Birmingham, Alabama 35209

Send Tax Notice To:
9 Office Park Cir
Suite 215
Birmingham, AL 35223

Case No. 011-620319

SPECIAL WARRANTY DEED

20160211000043680

02/11/2016 08:32:38 AM

DEEDS 1/3

STATE OF ALABAMA }
COUNTY OF SHELBY }

KNOW ALL MEN BY THESE PRESENTS: THAT IN CONSIDERATION OF **One Hundred Five Thousand and 0/100 Dollars (\$105,000.00)** to the undersigned, The Secretary of Housing and Urban Development, (herein referred to as Grantor) in hand paid by the Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, sell, bargain and convey unto **Rising Tide Homes, LLC**, (herein referred to as Grantee), the following described real estate,, situated in Shelby County, Alabama to wit:

Lot 374, according to the Survey of Waterford Highlands, Sector 1, as recorded in Map Book 27, Page 137, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
2. Ad Valorem Taxes for the current tax year, which Grantee herein assumes and agrees to pay.
3. Easements, set back lines, restrictions, covenants, mineral and mining rights.
4. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to gas, oil, sand and gravel, in on or under subject property.
5. Restrictions, reservations, agreements, covenants, conditions, easements, set back lines, right of ways, and limitations shown of record.
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.
7. Right of Way granted to Alabama Power Company as recorded in Instrument No. 2004-35497, in the Probate Office of Shelby County, Alabama.
8. Grant for Railroad as recorded in Real 278, Page 5, in the Probate Office of Shelby County, Alabama.
9. Any negative effects, if any, as a result of that certain Consent Judgment as to Liability in favor of Compass Bank, as recorded in Instrument No. 20140417000111290, in the Probate Office of Shelby County, Alabama.
10. Building lines, setbacks and easements as shown on that certain Plat Map recorded in Map Book 27, Page 137, in the Probate Office of Shelby County, Alabama.
11. Ordinance with the City of Calera as recorded in Instrument No. 2000-0006, in the Probate Office of Shelby County, Alabama.
12. Right of Way granted to Shelby County as recorded in Deed Book 240, Page 36, in the Probate Office of Shelby County, Alabama.
13. Terms and Conditions as recited in Instrument No. 1995-640, in the Probate Office of Shelby County, Alabama.
14. Articles of Incorporation of Waterford Homeowners Association, as recorded in Instrument No. 2001-12817, in the Probate Office of Shelby County, Alabama.
15. Articles of Organization of Waterford, LLC, as recorded in Instrument No. 1999-49065, in the Probate Office of Shelby County, Alabama.
16. Restrictions appearing of record in Instrument No. 2005-61651, in the Probate Office of Shelby County, Alabama.
17. Declaration of Restrictions, Covenants and Easements as recorded in Instrument No. 2000-40215 and amended in Instrument No. 2001-12818 and Instrument No. 2001-12819, in the Probate Office of Shelby County, Alabama.

None of the above consideration was secured by and through the purchase money mortgages closed herewith.

20160211000043680 02/11/2016 08:32:38 AM DEEDS 2/3

This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

TO HAVE AND HOLD the said tract or parcel of land unto the said Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, the said GRANTOR has hereunto set its signature and seal on the date stated in the notary acknowledgement, however, the same shall not be effective until the 4 day of Feb, 2016.

GRANTOR

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, do hereby certify that Tristram B. [Signature] whose name as delegate for The Secretary of Housing and Urban Development is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she as such officer and with full authority, executed the same voluntarily for and as the act of said Housing and Urban Development.

Given under my hand and official seal this 4 day of Feb, 2016.



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

[Signature]
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 HUD
 Mailing Address _____
40 Marietta St
Atlanta, GA 30303

Grantee's Name Rising Tide Homes, LLC
 Mailing Address _____
9 Office Park Circle #215
Birmingham, AL 35223

Property Address 709 Waterford Lane
Calera, AL 35040

Date of Sale 2/9/16

Total Purchase Price \$ 105,000.00

Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 02/11/2016 08:32:38 AM
 \$125.00 DEBBIE
 20160211000043680

or
 Actual Value \$ _____

or
 Assessor's Market Value \$ _____



The _____ price or actual value claimed on this instrument is 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 2/9/16

Print Amy Florine Courtney

Sign _____

Unattested _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one