

Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, Alabama 35209

Send Tax Notice For
Rising Tide Homes
901 Firefighter Lane
Birmingham, AL 35209
LLC

Case No. 011-611811

SPECIAL WARRANTY DEED

STATE OF ALABAMA }
COUNTY OF SHELBY }

KNOW ALL MEN BY THESE PRESENTS: THAT IN CONSIDERATION OF Ninety-Three Thousand and 0/100 Dollars (\$93,000.00) 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 56 according to the survey of Second Sector, Portsmouth as recorded in Map Book 6, Page 37, Shelby County, Alabama records.

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. Building lines, setbacks and easements as shown on that certain Plat Map recorded in Map Book 6, Page 37, in the Probate Office of Shelby County, Alabama.
8. Right-of-way granted of Alabama Power Company recorded in Deed Volume 294, Page 52.
9. Agreement with Alabama Power Company relating to underground residential distribution system as recorded in Misc. Volume 10, Page 754.
10. Agreement with Southern Natural Gas Co. as recorded in Deed Volume 298, Page 648.
11. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of the premises.

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

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.

011-611811

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 21st day of April, 2016.

GRANTOR

The 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

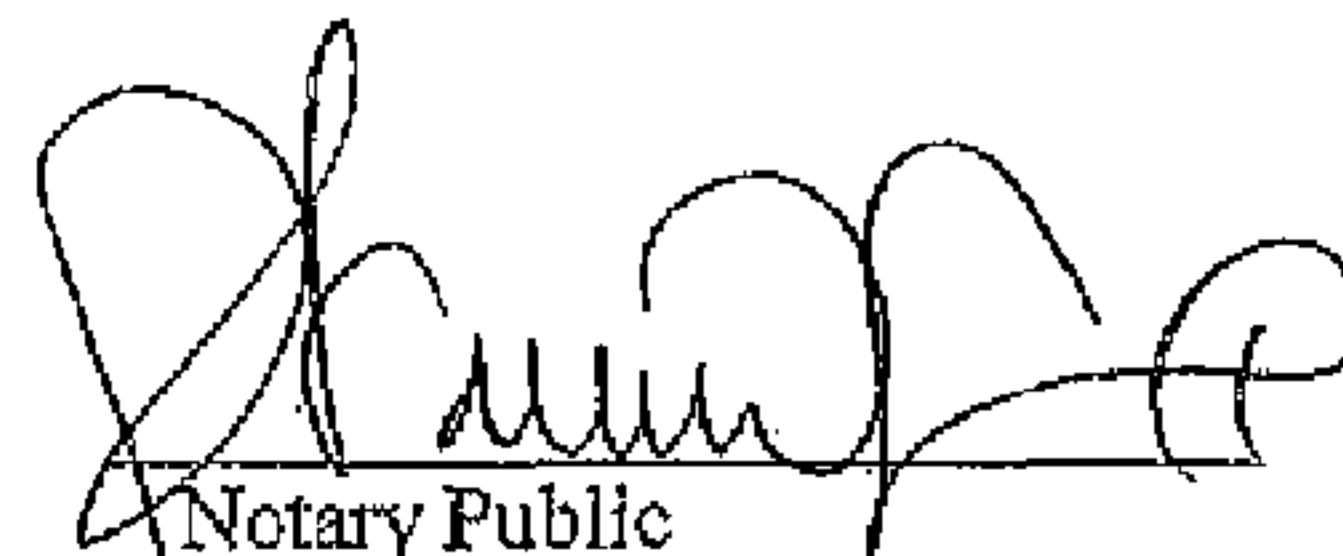
STATE OF TN
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that DARICE GREEN, whose name as Contractor 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 19th day of April, 2016.

Notary Seal




Notary Public
My commission expires:



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/22/2016 08:59:55 AM
\$113.00 JESSICA
20160422000131720

20160422000131720 04/22/2016 08:59:55 AM DEEDS 3/3
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 109 Yachtsman Street
Alabaster, AL 35007

Date of Sale 4/21/16
Total Purchase Price \$ 93,000.00
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)

- | | |
|---|--------------------------------------|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input 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 4/21/16

Print Amy Florine Courtney

Sign

Unattested _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one