



20160526000180320 1/3 \$210.00  
Shelby Cnty Judge of Probate, AL  
05/26/2016 12:51:16 PM FILED/CERT

This instrument was prepared by:

LIVINGSTON & HARKINS, LLC  
26 NORTH NORTON AVENUE  
SYLACAUGA, ALABAMA 35150

Send Tax Notice to:

527 Sugarberry Drive  
Maylene, AL 35114

SPECIAL WARRANTY DEED

State of Alabama     )  
Shelby County        )  
Asset #011-760381    )

*KNOW ALL MEN BY THESE PRESENTS:*

That in consideration of One Hundred Ninety Thousand and No/100 Dollars (\$190,000.00) to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, Secretary of Housing and Urban Development, whose mailing address is 40 Marietta Street, Five Points Plaza, Atlanta, Georgia 30303 (herein referred to as "Grantor", whether one or more than one), does grant, bargain, sell and convey unto Oswald A. Quintana, (herein referred to as "Grantee", whether one or more than one), the real estate described as follows:

Lot 307, according to the Survey of Lake Forest, Third Sector, as recorded in Map Book 26, Page 143, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns forever.

IN WITNESS WHEREOF, the said Grantor, by its Secretary, who is authorized to execute this conveyance, has hereto set its signature and seal this 13 day of May, 2016.

Shelby County, AL 05/26/2016  
State of Alabama  
Deed Tax: \$190.00

Secretary of Housing and Urban Development  
HomeTelos, LP as Asset Manager  
Contractor for C-OPQ-23637

By: \_\_\_\_\_

Name: For HUD by:

Title: Tracy Spinks, Marketing Manager

20160526000180320 2/3 \$210.00  
Shelby Cnty Judge of Probate, AL  
05/26/2016 12:51:16 PM FILED/CERT

011760381

State of TN )  
Davidson County )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that TRACY SPINKS, whose name as Authorized Secretary of Secretary of Housing and Urban Development, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 13 day of May, 2016.

  
Notary Public

My Commission expires: \_\_\_\_\_

\*\*\*\*EFFECTIVE DATE OF THIS DEED IS MAY 17, 2016\*\*\*\*





# Real Estate Sales Validation Form

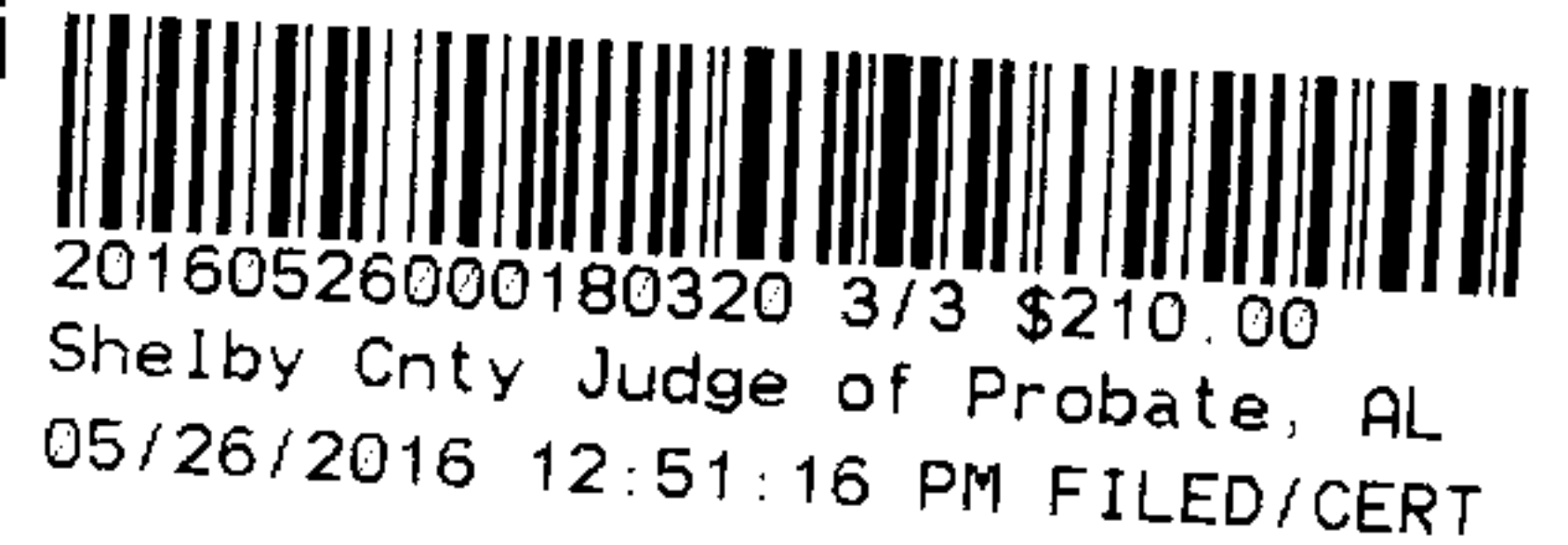
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Secretary of Housing + Urban Dev. Grantee's Name Oswald A. Quintana  
Mailing Address 40 Marietta St. Mailing Address 527 Sugarberry Dr.  
Five Points Plaza Maylene, AL 35114  
Atlanta, GA 30303  
Property Address 527 Sugarberry Dr. Date of Sale 5/17/16  
Maylene, AL 35114 Total Purchase Price \$ 190,000.00  
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 - 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 5/26/16

Print Edwin B. Livingston, Jr.

Sign [Signature]

☐ Unattested  
(verified by)

(Grantor/Grantee/Owner/Agent) circle one