

This document prepared by:
Shannon E. Price, Esq
PO Box 19144
Birmingham, AL 35219

Record and Return to:
Megan Abernathy
317 Creekside Lane
Pelham, AL 35124

011-667259

STATE OF ALABAMA
COUNTY OF JEFFERSON

SPECIAL WARRANTY DEED

THIS INDENTURE made and entered into on this 14 day of July, 2016, by and between Secretary of Housing and Urban Development hereinafter referred to as Grantor and Megan Abernathy, 317 Creekside Lane, Pelham, AL 35124, hereinafter referred to as Grantee.

WTNESSETH: That the said Grantor, for and in consideration of the sum of One Hundred Seventy Thousand Ten and 00/100 (\$170,010.00) Dollars, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm un to the said Grantee following described real estate located in Shelby County, Alabama:

LOT 164, ACCORDING TO THE FINAL PLAT HOLLAND LAKES, SECTOR 2, PHASE 2, AS RECORDED IN MAP BOOK 36, PAGE 55, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

TOGETHER WITH THE NONEXCLUSIVE EASEMENT TO USE THE COMMON AREAS AS MORE PARTICULARLY DESCRIBED IN HOLLAND PLACE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND FILED FOR RECORD AS INSTRUMENT NO. 20050425000196100, AND ANY AMENDMENTS THERETO, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (THE "DECLARATION")

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

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 TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever.

Grantor is exempt from all taxation imposed by any state, county, municipality or local taxing authority, except for real property taxes.

011667259

Thus, Grantor is exempt from any and all transfer taxes. See, 12 U.S.C. 1723a (c)(2).

IN WITNESS WHEREOF, the said Grantor have hereunto set their hands and seals on this the day and year acknowledged below.

Secretary of Housing and Urban Development

Q Integrated Co., Asset Manager

Contractor for DU204SA-16-D-01

By:

Its:

For HUD by:

Christie Perry, Closing Manager

STATE OF

TN

COUNTY OF

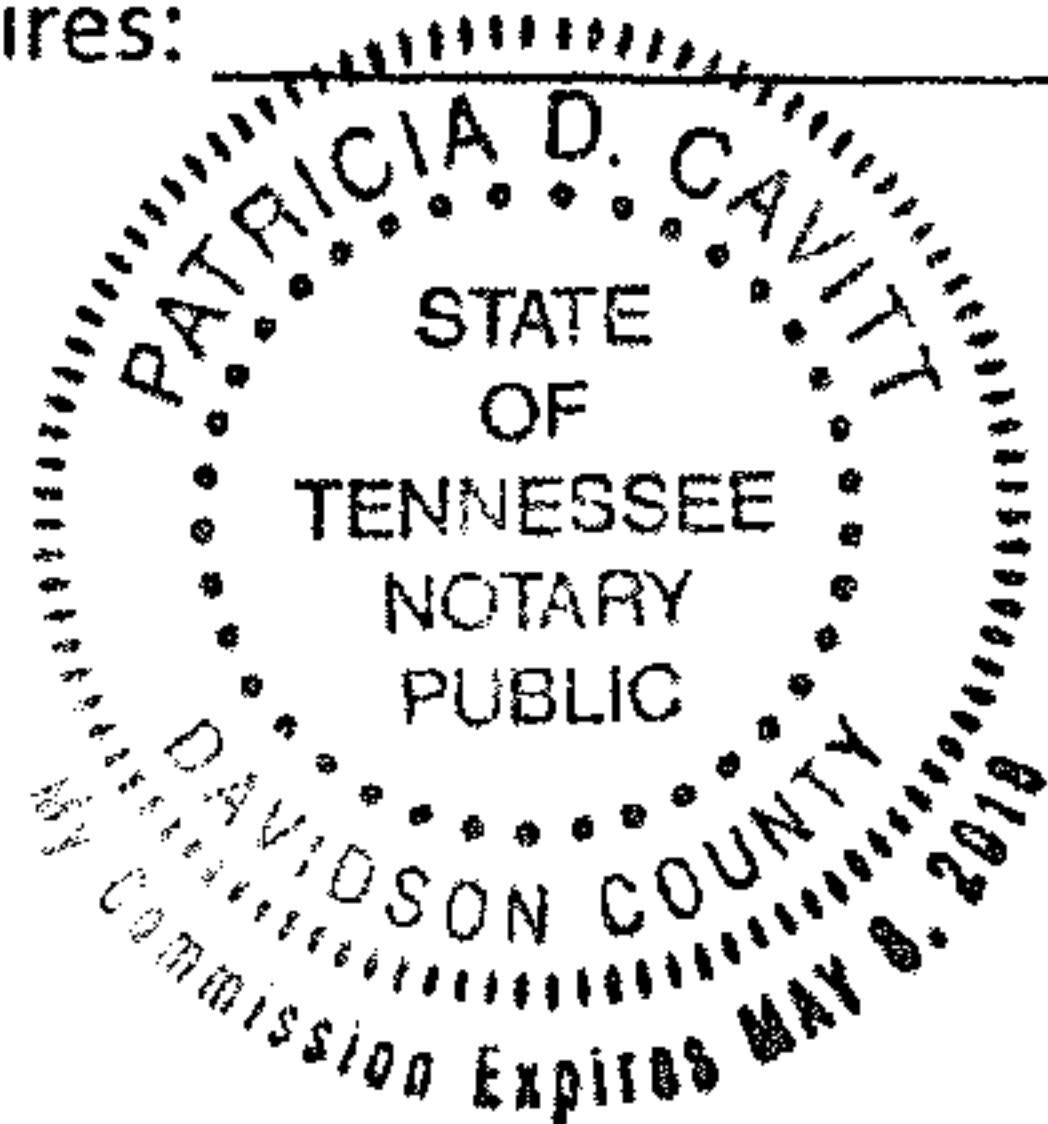
Davidson

I, the undersigned, a Notary Public in and for said county and state, hereby certify that Christie Perry, whose name as authorized signatory of The Secretary of Housing and Urban Development, is signed to the foregoing conveyance, and he is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she as such office and with full authority, executed the same voluntarily for and as the act of said agency.

Given under my hand and official seal this 11 day of July, 2016.

[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	Secretary of Housing and Urban Development	Grantee's Name	Megan Abernathy
Mailing Address	Case # 011-667259, 40 Marietta Street Atlanta, GA 30303	Mailing Address	1604 Wingfield Trace Birmingham, AL 35242
Property Address	317 Creekside Lane Pelham, AL 35124	Date of Sale	July 14, 2016
		Total Purchase Price	\$170,010.00
		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 checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input 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.

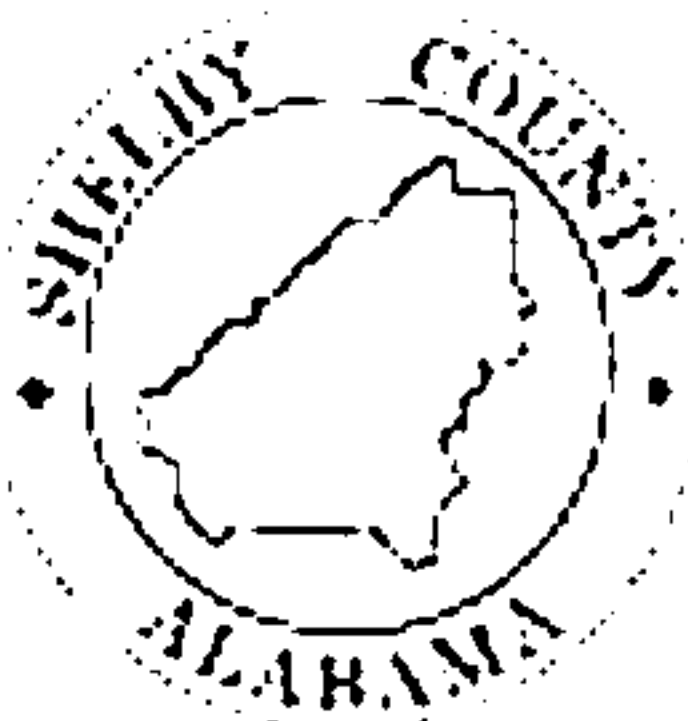
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

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	July 11, 2016	Print	Janet Friedman Secretary of Housing and Urban Development
Unattested	(verified by)	Sign	(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/21/2016 08:14:33 AM
\$55.50 CHERRY
20160721000254450

James W. Fuhrmeister