

This instrument was prepared by:
Justin Smitherman, Esq.
4685 Highway 17 Suite D
Helena, AL 35080

20160819000299390
08/19/2016 01:47:54 PM
DEEDS 1/2

Send Tax Notice to:
Robin & Patricia Pedersen
9359 Brook Forest Circle
Helena, AL 35080

STATE OF ALABAMA
SHELBY COUNTY

}
SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of SEVENTY NINE THOUSAND NINE HUNDRED TWENTY (\$79,920.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Alabama Housing Finance Authority** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEEES, **Dennis Robin Pedersen** and **Patricia Joy Pedersen**, husband and wife (hereinafter referred to as GRANTEEES), together as joint tenants with rights of survivorship, in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 49-A, according to the Survey of Brook Forest Addition to Wyndham as recorded in Map Book 27, Page 25, Shelby County, Alabama.

No words or provisions of this instrument are intended to operate as or imply covenants of warranty except the following: GRANTOR does hereby specially warrant the title to said property against the lawful claims of all persons claiming by, through, or under GRANTOR.

TO HAVE AND TO HOLD the above described property together with all rights and privileges incident or appurtenant thereto, unto the said GRANTEEES, their successors and assigns, forever.

IN WITNESS WHEREOF, said GRANTOR has caused this conveyance to be executed in its name by its undersigned officer, this 17 day of AUGUST, 2016.

ALABAMA HOUSING FINANCE AUTHORITY

Gregory E. Beavers
By: _____
Its: Servicing Manager

STATE OF ALABAMA
~~MONTGOMERY~~ COUNTY

}
SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Gregory E. Beavers**, whose name as Servicing Manager of Alabama Housing Finance Authority 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 instrument, he/she as such officer and with full authority signed his/her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 17 day of AUGUST, 2016.

Shirley Pennington
Notary Public

My Commission Expires: 03/16/2019

My commission expires 03/16/2019

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Alabama Housing Finance Authority
 Mailing Address PO Box 242928
Montgomery, AL 36124

Grantee's Name Dennis Robin Pedersen Patricia Joy Pedersen
 Mailing Address 481 Fieldstone Drive
Helena, AL 35080

Property Address 9359 Brook Forest Circle
Helena, AL 35080

Date of Sale 8/19/16
 Total Purchase Price \$79,920.00



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 08/19/2016 01:47:54 PM
 \$98.00 CHERRY
 20160819000299390

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 8/19/16

Print Justin Smitherman

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1