


SEND TAX NOTICE TO:  
Springcreek Properties, LLC  
PO Box 209  
Shelby, Alabama 35143

County Division Code: AL040  
Inst. # 2016018207 Pages: 1 of 3  
I certify this instrument filed on  
2/26/2016 10:40 AM Doc: D  
Alan L. King, Judge of Probate  
Jefferson County, AL. Rec: \$22.00  
DeedTx: \$21.50  
Clerk: SKIPWITHH

## SPECIAL WARRANTY DEED

STATE OF ALABAMA  
COUNTY OF SHELBY

HUD Case No. 011-615111

  
20161005000366730 1/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
10/05/2016 01:56:28 PM FILED/CERT

*Being recorded w/ 1/3  
Value is \$ 85,600*

Know all men by these presents: That for and in consideration of One Hundred Seven Thousand and no/100 (\$107,000.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the undersigned Grantor, The Secretary of Housing and Urban Development (Hereinafter referred to as "Grantor") does hereby grant, bargain, sell and convey unto Grantee, Springcreek Properties, LLC (Hereinafter referred to as "Grantee"), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 9-A, according to a Resurvey of Lots 9, 10, 11, 12 and 13, amended map of Chase Plantation, as recorded in Map Book 8, Page 91, in the Probate Office of Shelby county, Alabama; being situated in Shelby County, Alabama.

Subject to easements, restrictions, and rights of way of record.

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated April 24, 2015 filed April 29, 2015 in Instrument No. 20150429000139850

This deed is not effective until February 21, 2016.

**TO HAVE AND TO HOLD**, the above described property together with all and singular the tenements, hereditaments, and appurtenances thereupon belonging or in any wise appertaining unto the said Grantee, its successors and assigns forever.

It is expressly understood and agreed by and between the parties hereto that is conveyance is subject to any outstanding right of redemption from foreclosure sale and that this deed contains no warranty except against the acts of said Grantor, and all persons claiming by, through or under it.


IN WITNESS WHEREOF I/WE have hereunto set MY/OUR hand(s) and seal(s), this  
19<sup>th</sup> day of February, 2016.

The Secretary of Housing and Urban Development

BY: [Signature]

Its: Delegate

STATE OF GA  
COUNTY OF Cobb

  
20161005000366730 2/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
10/05/2016 01:56:28 PM FILED/CERT

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Tristram Black who is known to me, to be the duly authorize representative of The Secretary of Housing and Urban Development and the person who executed the foregoing conveyance, and acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such Representative and with full authority, executed the same voluntarily for and on behalf of Secretary of Housing and Urban Development.

Given under my hand and official seal, this the 19 day of February, 2016



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

[Signature]  
Notary Public  
My Commission Expires:


Prepared by: Jeremy L. Parker  
Parker Law Firm, LLC  
1560 Montgomery Hwy Ste 205  
Birmingham, AL 35216



### Real Estate Sales Validation Form

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

Grantor's Name	The Secretary of Housing and Urban Dev.	Grantee's Name	Springcreek Properties, LLC
Mailing Address	40 Marietta Street Five Points Plaza Atlanta, GA 30303 FHA Case #011615111	Mailing Address	P O Box 209 Shelby, AL 35143
Property Address	9 Ashford Circle Hoover, AL 35244	Date of Sale	February <u>19<sup>th</sup></u> , 2016
		Total Purchase Price	\$107,000.00
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$



20161005000366730 3/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
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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 February 19<sup>th</sup>, 2016

Print: Springcreek Properties, LLC

\_\_\_\_ Unattested

\_\_\_\_\_  
(verified by)

Sign:

  
\_\_\_\_\_  
Grantor/Grantee/Owner/Agent (circle one)