

THIS INSTRUMENT PREPARED BY:
Mike T. Atchison, Attorney at Law
P. O. Box 822
Columbiana, AL 35051

SEND TAX NOTICE TO:

Donald E. Hudson

104 Palm St
Columbiana, AL 35051

SPECIAL WARRANTY DEED

**STATE OF ALABAMA)
COUNTY OF SHELBY)**

20161027000394870 1/2 \$107.00
Shelby Cnty Judge of Probate, AL
10/27/2016 09:14:56 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **EIGHTY EIGHT THOUSAND EIGHT HUNDRED DOLLARS AND 00/100 (\$88,800.00)**, to the undersigned grantor, **Alabama Housing Finance Authority**, the receipt of which is hereby acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the said Grantee, **Donald E. Hudson and Rowanna Hudson** in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in SHELBY County, Alabama, to wit:

Lot 19, according to the Survey of Park Place, Third Addition, as recorded in Map Book 17, Page 83, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 2016 and subsequent years, easements, restrictions, rights of way, and permits of record.

\$0.00 of the above-recited consideration was paid from a mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

IN WITNESS WHEREOF, we have hereunto set our hands and seal this 19 day of October, 2016.

Alabama Housing Finance Authority



By: Anthony Box

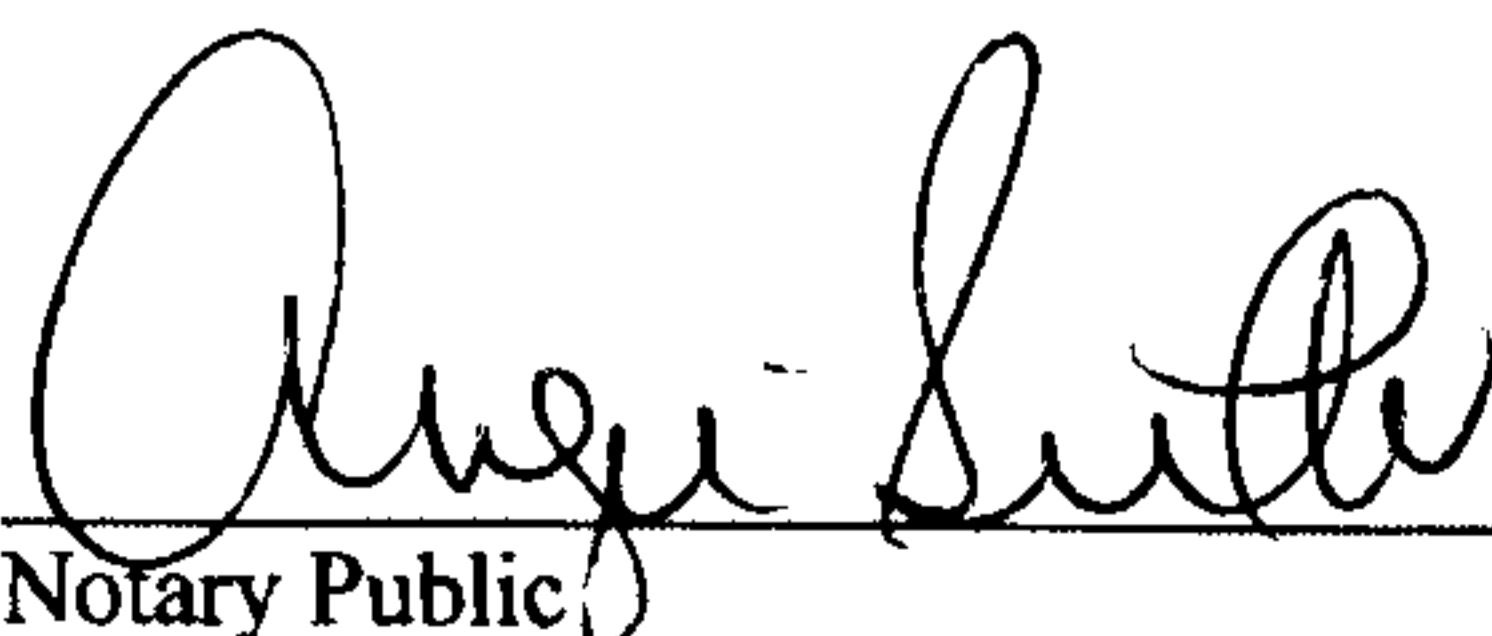
Its: Servicing Manager

Shelby County, AL 10/27/2016
State of Alabama
Deed Tax: \$89.00

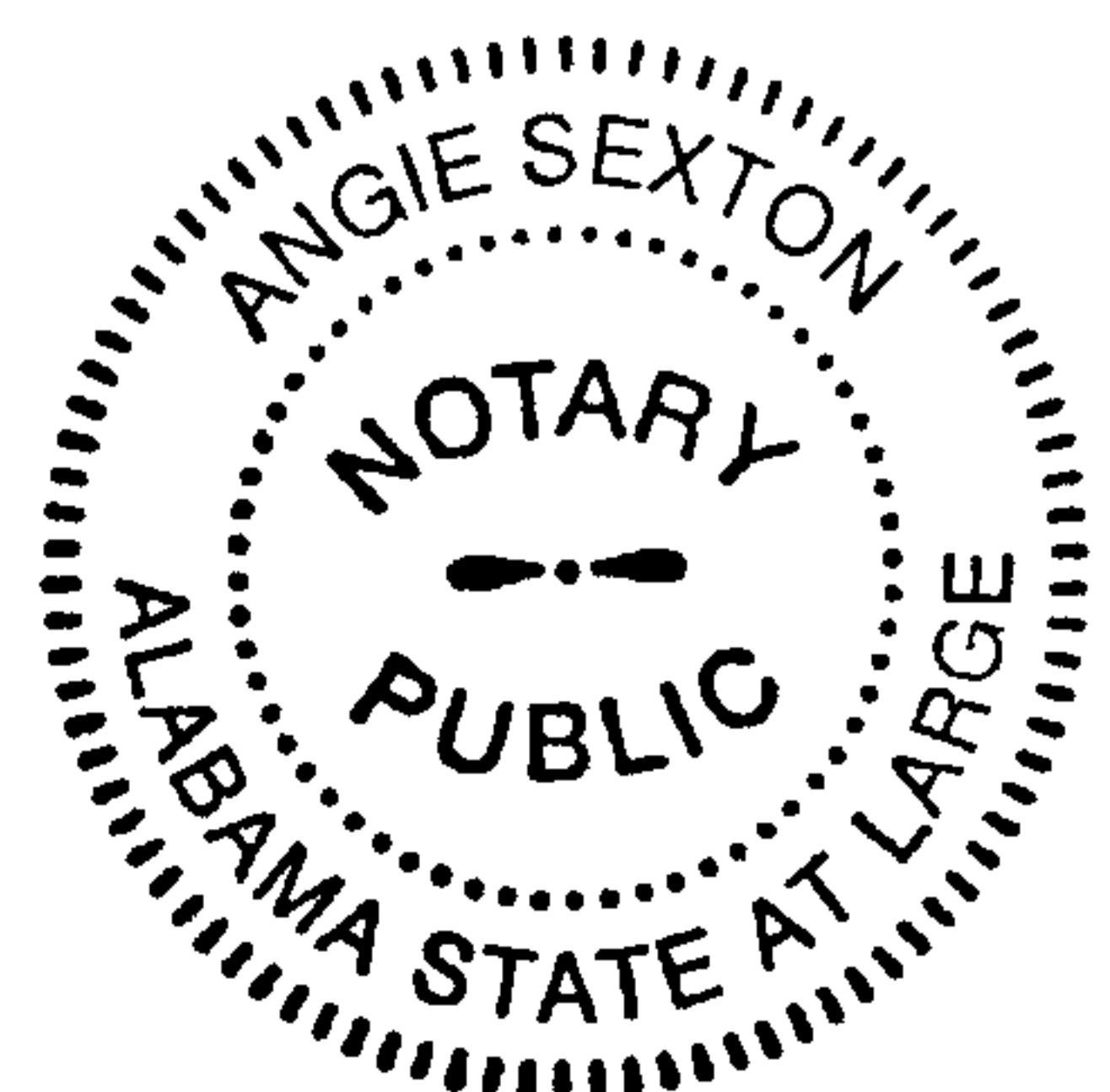
STATE OF Alabama
Montgomery

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Anthony Box as Servicing Manager of Alabama Housing Finance Authority**, whose name 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 conveyance she executed the same voluntarily on the day the same bears date.

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


Notary Public

My Commission Expires: 9-18-17





20161027000394870 2/2 \$107.00
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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	Grantee's Name	Donald E. Hudson
	<u>7460 Halcyn Pt. Drive</u>		<u>Rowanna Hudson</u>
Mailing Address	<u>Montgomery AL</u>	Mailing Address	<u>104 Palm St</u>
	<u>36117</u>		<u>Columbiana, AL 35051</u>
Property Address	<u>116 Park Place Lane</u>	Date of Sale	<u>October 20, 2016</u>
	<u>Alabaster, AL 35007</u>	Total Purchase Price	<u>\$88,800.00</u>
		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 October 18, 2016

Unattested

Angie Smith
(verified by)

Print Alabama Housing Finance Authority

Sign

Don Box

(Grantor/Grantee/Owner/Agent) circle one