

20161117000423090 1/3 \$109.00  
Shelby Cnty Judge of Probate, AL  
11/17/2016 11:06:41 AM FILED/CERT

SEND TAX NOTICE TO:  
Xidan Wang  
904 Hillsboro Ln  
Helena, Alabama 35080

SPECIAL WARRANTY DEED

STATE OF ALABAMA  
COUNTY OF Shelby

CASE#011-674942

Know all men by these presents: That in consideration of **Eighty-Eight Thousand and No/100 (\$88,000.00)** to the undersigned **Secretary of Housing and Urban Development** (hereinafter referred to as "Grantor") by **Xidan Wang** (hereinafter referred to as "Grantees"), the receipt of which is hereby acknowledged, grantor does, by these presents hereby grant, bargain, sell and convey unto grantee 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 10, according to the Survey of Resurvey of Block 4 of a Resurvey of Breckenridge Park, as recorded in Map Book 9, Page 150, in the Office of the Judge of Probate of Shelby County, Alabama.**

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

The effective date of this deed id November 16<sup>th</sup>, 2016

TO HAVE AND TO HOLD to the said grantee, his, heirs and assigns forever.

IN WITNESS WHEREOF I/WE have hereunto set MY/OUR hand(s) and seal(s), this  
15 day of November, 2016.

Secretary of Housing and Urban Development  
Q Integrated Co., Asset Manager  
Contractor for DU204SA-16-D-01

By: For HUD by: Ron Hutchison  
Its: Ron Hutchison, Project Manager

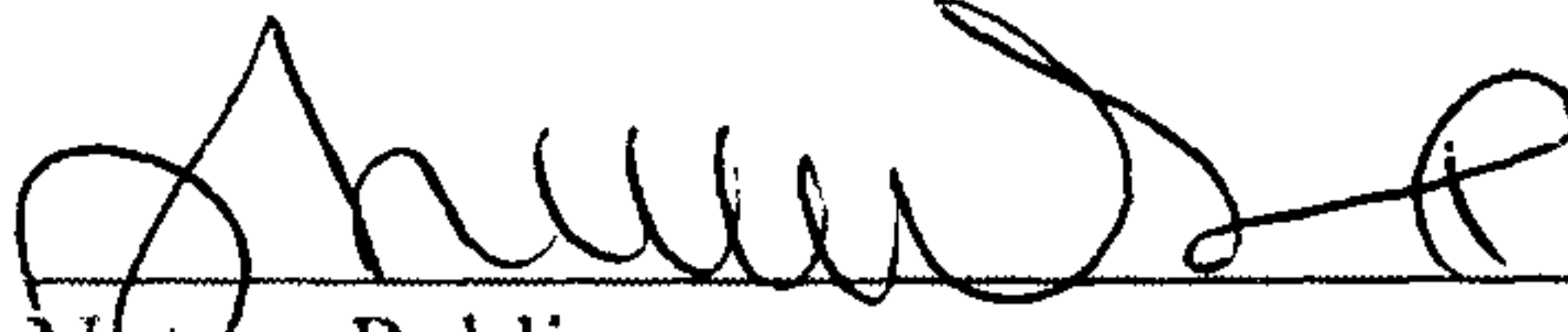
Shelby County, AL 11/17/2016  
State of Alabama  
Deed Tax: \$88.00

011674942

STATE OF TN  
COUNTY OF Davidson


I, the undersigned a Notary Public in and for said County, in said State, hereby certify that  
RON HUTCHISON whose name as authorized signatory of Secretary of  
Housing and Urban Development 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,  
he, as such officer and with full authority, executed the same voluntarily for and as the act of said  
entity.

Given under my hand and official seal, this the 15 day of November, 2016.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires:

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



  
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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	<u>Secretary of HOusing</u>	Grantee's Name	<u>Xidan Wang</u>
Mailing Address	<u>40 Marietta St 5 Pts</u> <u>Atlanta GA 30303</u>	Mailing Address	<u>272 Bentmoor Lane</u> <u>Helena AL 35080</u>
Property Address	<u>904 Hillsboro Lane</u> <u>Helena AL 35080</u>	Date of Sale	<u>November 16, 2016</u>
		Total Purchase Price	<u>\$ 88,000.00</u>
		Or	
		Actual Value	<u>\$</u>
		Or	
		Assessor's Market Value	<u>\$</u>

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 type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" 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 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 November 16, 2016,

Print

Xidan Wang

☐ Unattested

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

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

**Form RT-1**



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