

HUD Case No.: 011-770179

Prepared by:
JUL ANN McLEOD, Esq.
1957 Hoover Court, Suite 306
Birmingham, AL 35226

Send Tax Notice to:
Leon Johnston
192 Hidden Creek Pkwy
Pelham, AL 35124

STATE OF ALABAMA)
COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED EIGHTEEN THOUSAND NINE HUNDRED AND NO/100 DOLLARS (\$118,900.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, **SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON, D.C.** (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantee, **LEON JOHNSTON** (hereinafter referred to as Grantee), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 202, according to the survey of Phase Two Hidden Creek III, as recorded in Map Book 26, Page 124, in the Probate Office of Shelby County, Alabama.

Subject to easements, restrictions, rights-of-way, setback lines, covenants, agreements, and mineral/mining rights of record, if any.

Subject to all outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed from Johnnie R. Parlier to HomeBridge Financial Services, Inc., dated March 18, 2016, and recorded on March 23, 2016, in Inst. #20160323000092860, in the Probate Office of Shelby County, Alabama, under and in accordance with the laws of the State of Alabama or the United States of America.

\$118,900.00 of the above-recited consideration is being paid in cash.

Property address: 192 Hidden Creek Parkway, Pelham, AL 35124.

Effective date of deed is January 26, 2017.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, his heirs and assigns forever.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of the acquisition thereof by the Grantor.

011-770179

IN WITNESS WHEREOF, said Grantor has hereunto set its hand and seal this the 24 day of January, 2017.

SECRETARY OF HOUSING AND URBAN DEVELOPMENT
OF WASHINGTON, D.C.

Q Integrated Co., Asset Manager
Contractor for DU204SA-16-D-01

By: _____

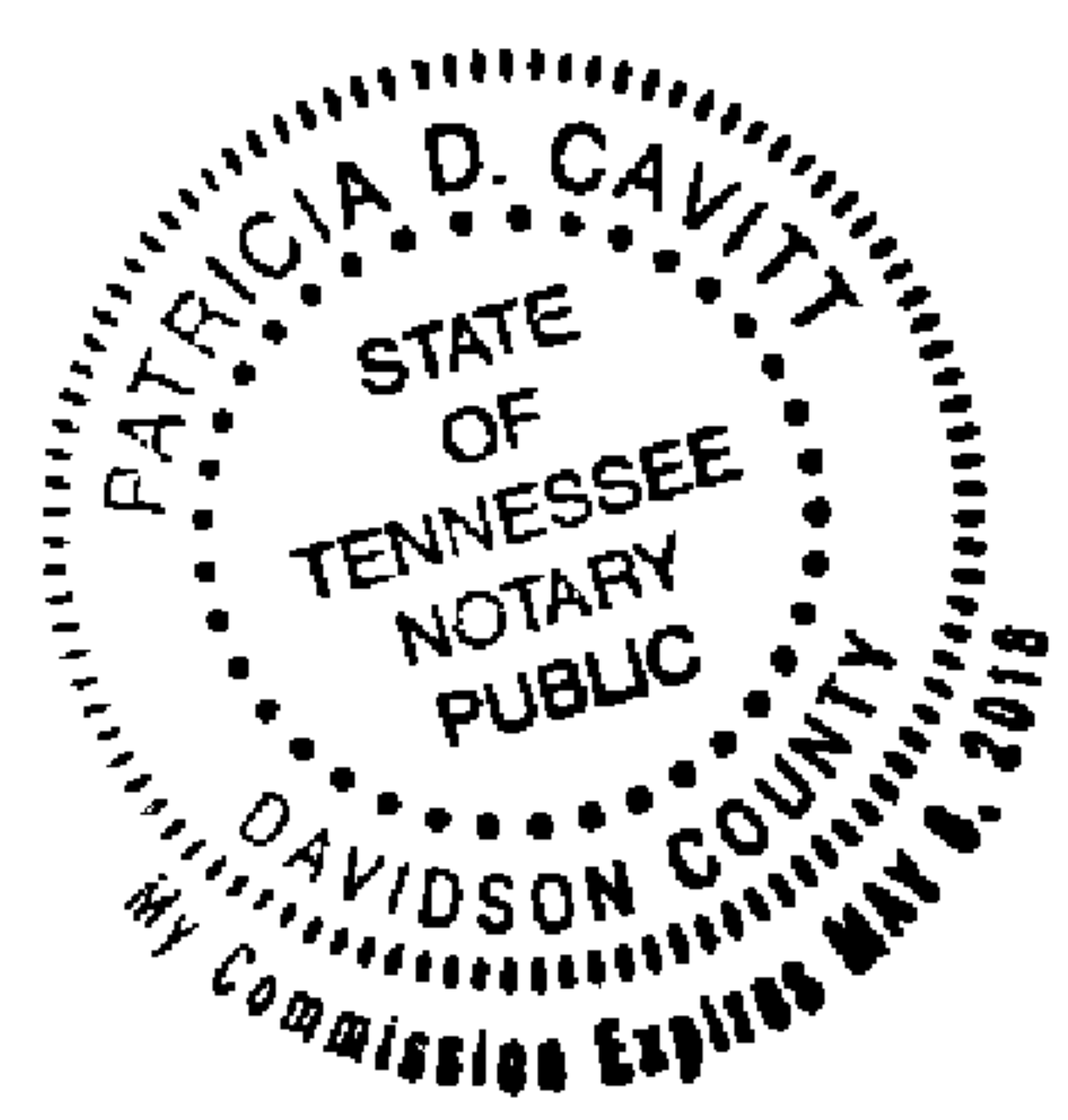
Title: _____ For HUD by Ron Hutchison
Ron Hutchison, Project Manager

STATE OF TN)
COUNTY OF Davidson)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that on this date personally appeared RON HUTCHISON, as (title) authorized signatory for the Secretary of Housing and Urban Development of Washington, D.C., 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 instrument, (s)he executed the same voluntarily on behalf of, as the free act and deed of, and with full authority, on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 24 day of January, 2017.

[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 and DEVELOPMENT

Grantee's Name LEON JOHNSTON

Mailing Address 40 MARIETTA STREET
ATLANTA, GA 30303

Mailing Address 2460 BURGUNDY DR
BIRMINGHAM, AL 35244

Property Address 192 HIDDEN CREEK PARKWAY
PELHAM, AL 35124

Date of Sale January 26, 2017

Total Purchase Price \$118,900.00

or

Actual Value \$

20170131000038100 01/31/2017 02:01:23 PM DEEDS 3/3 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 ☐ Appraisal
☐ Sales Contract ☐ Other
☒ 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).

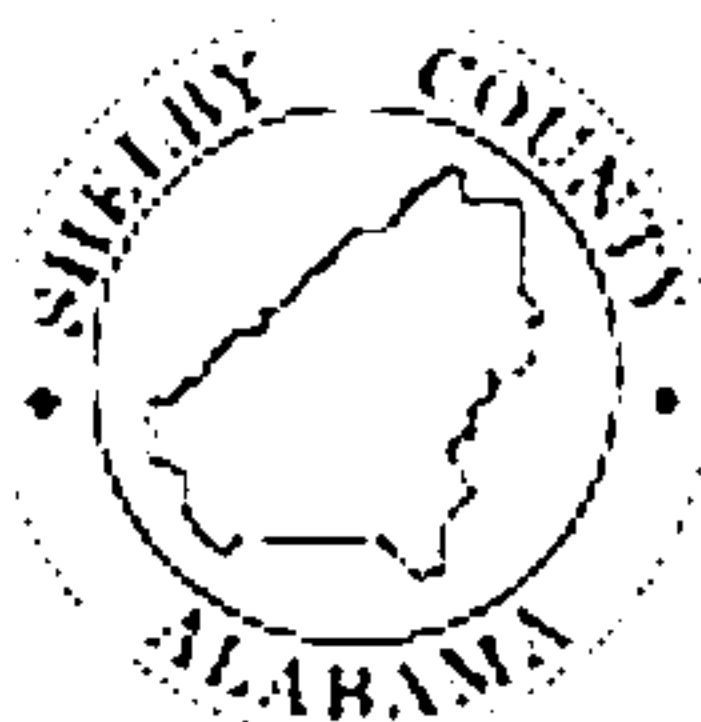
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date January 26, 2017

Print Malcolm S. McLeod

 Unattested
(verified by)

Sign Malcolm S. McLeod
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/31/2017 02:01:23 PM
\$140.00 CHERRY
20170131000038100