

This instrument prepared by:  
Gregory D. Harrelson, Attorney  
The Harrelson Law Firm, LLC  
15 Southlake Lane, Ste 130  
Birmingham, AL 35244

Send Tax Notice to:  
Tradition Home Investors, LLC  
1123 Country Club Circle  
Hoover, AL 35244

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

COUNTY OF SHELBY

That in consideration of One Hundred Two Thousand One Hundred Twenty & 00/100 dollars (\$102,120.00) to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, Alabama Housing Finance Authority, A Public Corporation, 7460 Halcyon Pointe Drive, Ste. 200, Montgomery, AL 36117 (herein referred to as "Grantor"), does grant, bargain, sell and convey unto Tradition Home Investors, LLC (herein referred to as "Grantee"), the following described real estate situated in Shelby County, Alabama:

Lot 125, according to the Survey of Emerald Ridge Sector II, as recorded in Map Book 38, Page 112, in the Probate Office of Shelby County, Alabama

Subject to:


1. Taxes and assessments for the current year and subsequent years;
2. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record;
3. Any Mineral or Mineral Rights leased, granted or retained by prior owners;

\$0.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

This Property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

TO HAVE AND TO HOLD to the said Grantee, its heirs, successors and assigns, forever.

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed by and through its duly authorized officers this the 16 day of February, 2017.

  
20170228000068680 1/2 \$120.50  
Shelby Cnty Judge of Probate, AL  
02/28/2017 01:00:31 PM FILED/CERT

Alabama Housing Finance Authority, a Public Corporation

By: 

Name: Anthony Box

Its: Servicing Manager

STATE OF Alabama

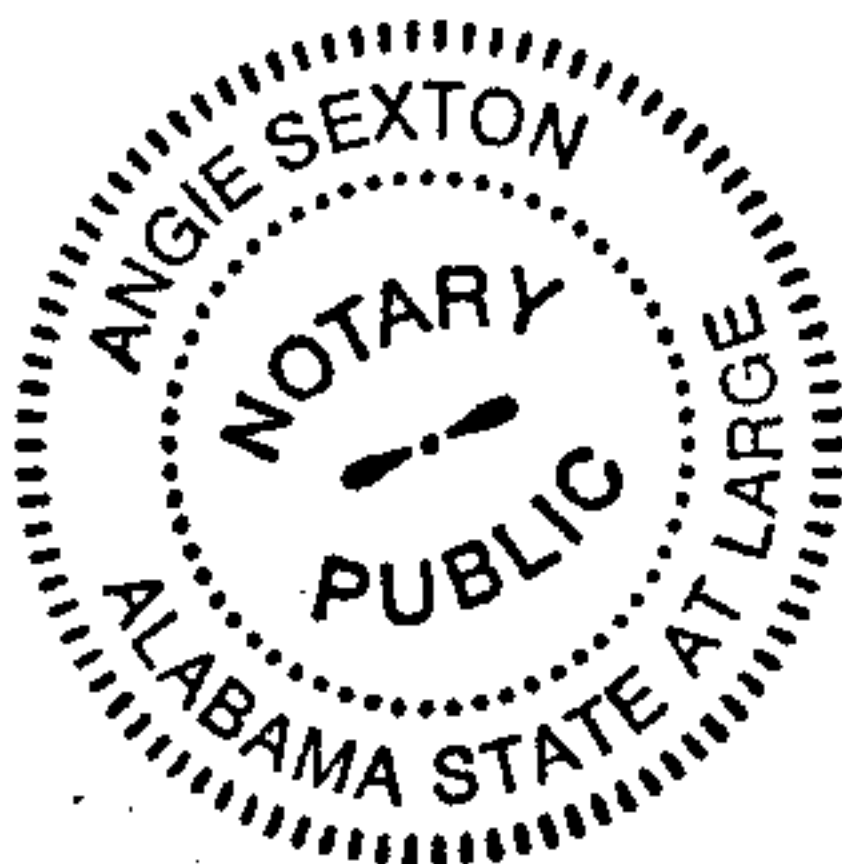
COUNTY OF Montgomery

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Anthony Box, whose name as Servicing Manager of Alabama Housing Finance Authority, a Public Corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal this 16 day of February, 2017

  
Notary Public

My Commission Expires: 9-18-17



Shelby County, AL 02/28/2017  
State of Alabama  
Deed Tax: \$102.50

# 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 Dept  
Mailing Address 2460 Haley Pointe Dr  
Ste 200  
Montgomery AL 36117

Grantee's Name Tradition Home Investors L  
Mailing Address 1123 Country Club Circle  
Hoover, AL 35241

Property Address 1094 Emerald Ridge Dr  
Calera, AL 35040

Date of Sale 2-17-17  
Total Purchase Price \$ 102,120.00


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

  
20170228000068680 2/2 \$120.50  
Shelby Cnty Judge of Probate, AL  
02/28/2017 01:00:31 PM FILED/CERT

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 2-17-17

Print Gregory D Harrelson

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1