

HUD Case No. 011-768817

This instrument was prepared by  
Sandy F. Johnson  
Attorney at Law  
3156 Pelham Parkway, Suite 4  
Pelham, Alabama 35124

Send Tax Notice to:

(Name) James Moore, Jr. and Keri Moore  
(Address) 1121 9th Ave SW  
Alabaster AL 35007

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Special Warranty Deed, Jointly For Life With Remainder To Survivor

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STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **One Hundred Eighteen Thousand Dollars and 00/100 (\$118,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

**The Secretary of Housing and Urban Development**

(herein referred to as grantors) do grant, bargain, sell and convey unto

**James Moore, Jr. and Keri Moore, married couple**

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in **Shelby County, Alabama** to-wit:

Lot 3, Block 4, according to the Map and Survey of Bermuda Hills, First Sector, as recorded in Map Book 6, Page 1, in the Office of the Judge of Probate of Shelby County, Alabama.

**THIS DEED IS NOT TO BE IN EFFECT UNTIL: 3/2/2017**

Subject to all covenants, restrictions, reservations, easements, conditions, liens and other rights of whatever nature appear of record.

\$106,200.00 of the consideration recited herein was paid from the proceeds of a purchase money mortgage executed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor 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 acquisition thereof by the GRANTOR.



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IN WITNESS WHEREOF, the undersigned has set his/her hand as the duly authorized representative of the Secretary of Housing and Urban Development this 24 day of February, 2017.

Secretary of Housing and Urban Development  
By Q Integrated Companies, LLC, Management and  
Marketing Contractor for HUD, State of Alabama  
Q Integrated Co., Asset Manager  
Contractor for DU204SA-16-D-01

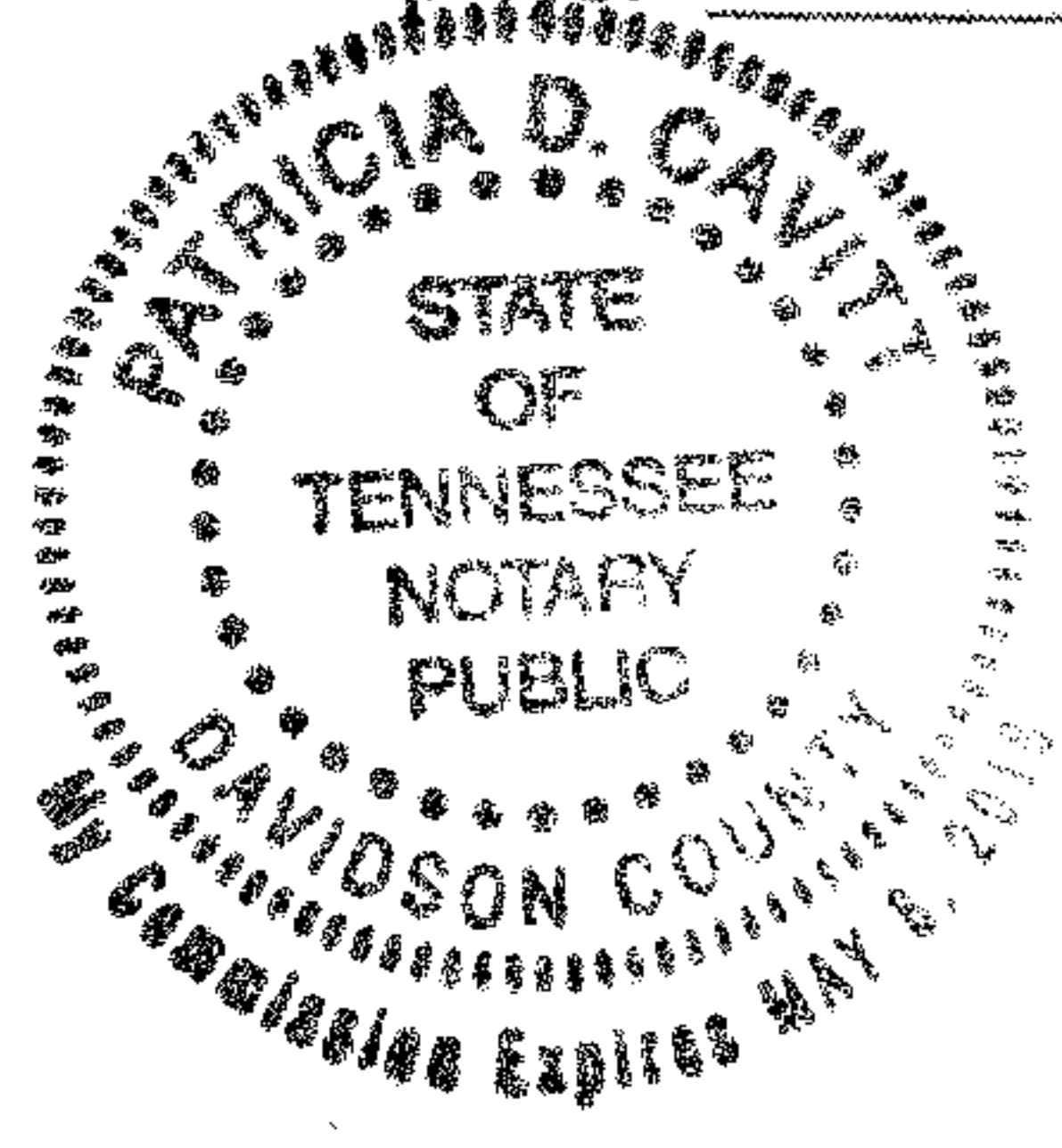
By: \_\_\_\_\_  
For HUD by: Ron Hutchison  
Ron Hutchison, Project Manager  
Designated Signatory for  
Q Integrated Companies, LLC

STATE OF TN  
Davidson COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that RON HUTCHISON, who is personally well known to me to be the duly authorized representative of the Secretary of Housing and Urban Development and the person who executed the foregoing instrument bearing the date of February 24 2017, by virtue of the authority vested in him/her by the delegation of authority published at FR-4837-D-57 (July 25, 2005), and acknowledge before me on this day that, being information of the contacts of this conveyance, he/she executed the same voluntarily for and on behalf of Secretary of Housing and Urban Development, on the day and year above stated.

Given under my hand and official seal, this the 24 day of February, 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 Development  
Mailing Address 40 Marietta Street  
Atlanta  
Georgia 30303  
Property Address 1121 9th Ave SW  
Alabaster  
Alabama 35007

Grantee's Name James Moore, Jr. and Keri Moore  
Mailing Address 10 Butler Rd  
Alabaster  
Alabama 35007

Date of Sale March 2, 2017  
Total Purchase Price \$118,000.00  
or  
Actual Value \$  
Assessor's Market Value \$

20170302000073310 03/02/2017 02:14:29 PM DEEDS 3/3 or

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 3/2/2017

Print Sandy F. Johnson

☐ Unattested  
(verified by)

Sign  
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
03/02/2017 02:14:29 PM  
\$139.00 CHERRY  
20170302000073310

*[Signature]*