

THIS INSTRUMENT PREPARED BY:

Jeff W. Parmer
 Law Offices of Jeff W. Parmer, LLC
 2204 Lakeshore Drive, Suite 125
 Birmingham, Alabama 35209

GRANTEE'S ADDRESS:

Dartnell 2 RS ROIPGM, LLC
 1662 Paulson Way
 Napa, CA 94558

HUD Case Number:

011-584441

20170505000157000**05/05/2017 01:54:47 PM****DEEDS 1/3**

STATE OF ALABAMA)

SPECIAL WARRANTY DEEDCOUNTY OF Jefferson

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Eight Thousand & NO/100 (\$108,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned **The Secretary of Housing and Urban Development**, its successors and assigns (herein referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Dartnell 2 RS ROIPGM, LLC** (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 10, according to the survey of Camden Cove, Sector 1, as recorded in Map Book 25, Page 33, A, B and C, in the Probate Office of Shelby County, Alabama.

Property Address: 145 Camden Lake Drive, Calera, Alabama 35040

Deed Effective Date: 4-28-17

\$0 of the Purchase Price was paid from the proceeds of a mortgage recorded simultaneously herewith.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns, forever against the lawful claims of all persons.

Grantor makes no warranty or covenant respecting the nature of the quality of title to the property herein conveyed other than that the Grantor has neither permitted or suffered any lien, encumbrance or adverse claim to the property herein since the day of the acquisition thereof by the Grantor except as disclosed to Grantee.

IN WITNESS WHEREOF, said GRANTOR has hereunto set its hand and seal this the 26 day of April, 2017.

**The Secretary of Housing and Urban
 Development**

Contractor for DU204SA-T6-D-01

By: _____

Its: _____

For HUD by _____

Ron Hutchison, Project Manager

011-584441

20170505000157000 05/05/2017 01:54:47 PM DEEDS 2/3

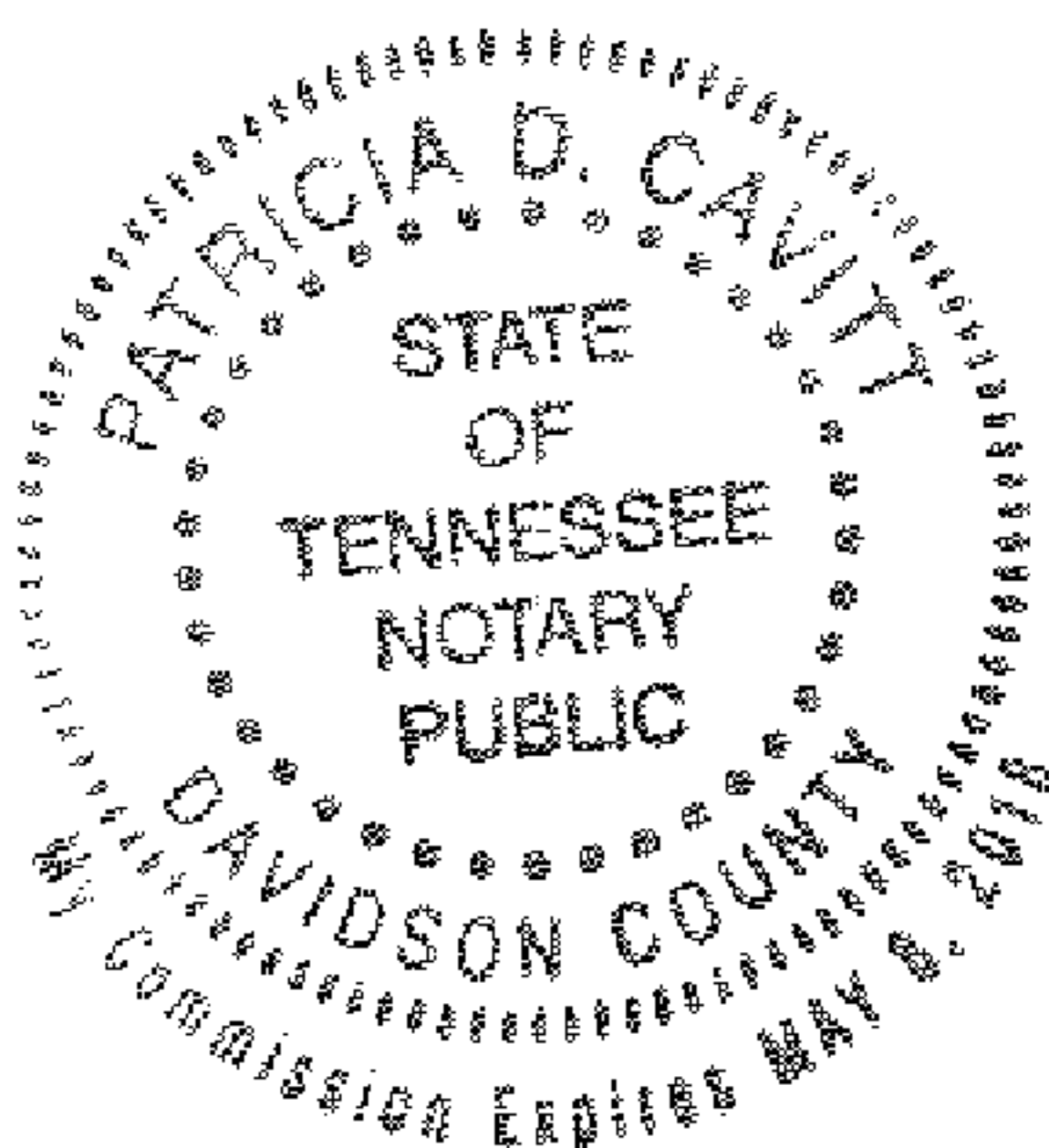
STATE OF TN
COUNTY OF Davidson)

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 The 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, he as such authorized signatory and with such authority, executed the same voluntarily for and as the act of said entity.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 26 day of April, 2017.


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 & Urban Development
Mailing Address 40 Marietta Street
Atlanta, GA 30303

Grantee's Name Dartnell 2 RS ROIPGM, LLC
Mailing Address 1662 Paulson Way
Napa, CA 94558

Property Address 145 Camden Lake Drive
Calera, AL 35040

Date of Sale 04/28/2017
Total Purchase Price \$ 108,000.00
or
Actual Value \$ _____
or
Assessor's Market Value \$ _____

20170505000157000 05/05/2017 01:54:47 PM DEEDS 3/3

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

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 5/5/17

Print Jeff W. Parmer

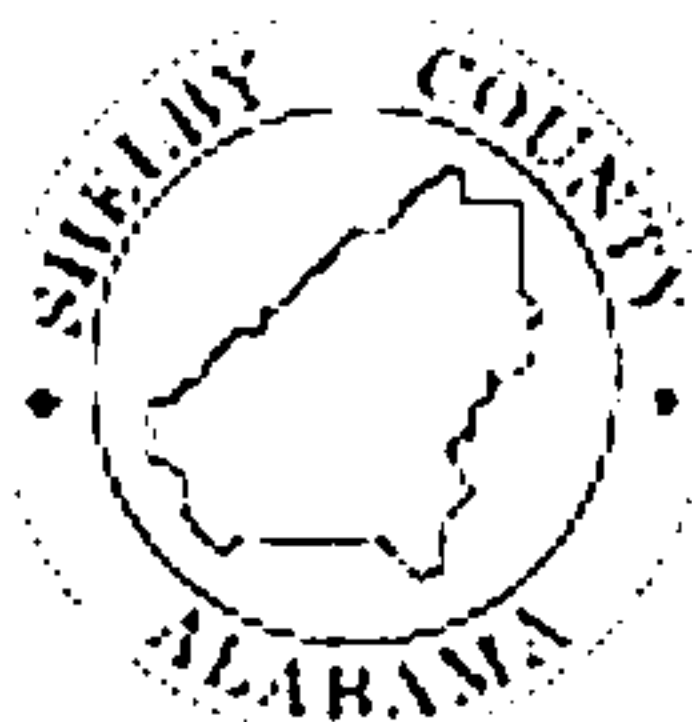
Unattested

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/05/2017 01:54:47 PM
\$129.00 CHERRY
20170505000157000

A handwritten signature in black ink, likely belonging to Judge James W. Fuhrmeister, is written over the official stamp.