

20170706000239020
07/06/2017 08:10:18 AM
DEEDS 1/3

THIS INSTRUMENT PREPARED BY: Jeff W. Parmer Law Offices of Jeff W. Parmer, LLC 2204 Lakeshore Drive, Ste. 125 Birmingham, Alabama 35209	GRANTEE'S ADDRESS: Arash Abedini 17455 SW Hoodoo Ct. Beaverton, OR 97007
HUD Case Number: 011- 580428	

STATE OF ALABAMA)
COUNTY OF JEFFERSON) SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Sixty Five Thousand Five & NO/100 (\$65,005.00) 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, **Arash Abedini** (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

All that certain Parcel of land situated in the county of Shelby and State of Alabama being known and designated as follows:

Lot 10, according to the Survey of Cahaba Manor Townhomes, First Addition, as recorded in Map Book 7, page 57, in the Probate Office of Shelby County, Alabama and part of Lot 11 more particularly described as follows:

Begin at the Southeast corner of Lot 10 of said subdivision; thence in a Northwesterly direction along the East property line of said Lot 10, a distance of 93.52 feet; thence 16 degrees 09 minutes right, in a Northwesterly direction, a distance of 17.98 feet, thence 163 degrees 51 minutes right, in a Southeasterly direction, a distance of 114.06 feet; thence 123 degrees 14 minutes 30 seconds right in a Westerly direction a distance of 5.98 feet to the point of beginning; being situated in Shelby County, Alabama.

Property Address: 711 Cahaba Manor Trail, Pelham, Alabama 35124

Deed Effective Date: 6-23-17

\$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.

011580428

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IN WITNESS WHEREOF, said GRANTOR has hereunto set its hand and seal this the 20 day of June, 2017.

The Secretary of Housing and Urban Development

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

By:

Its:

For HUD by: Christie Perry
Christie Perry, Closing Manager

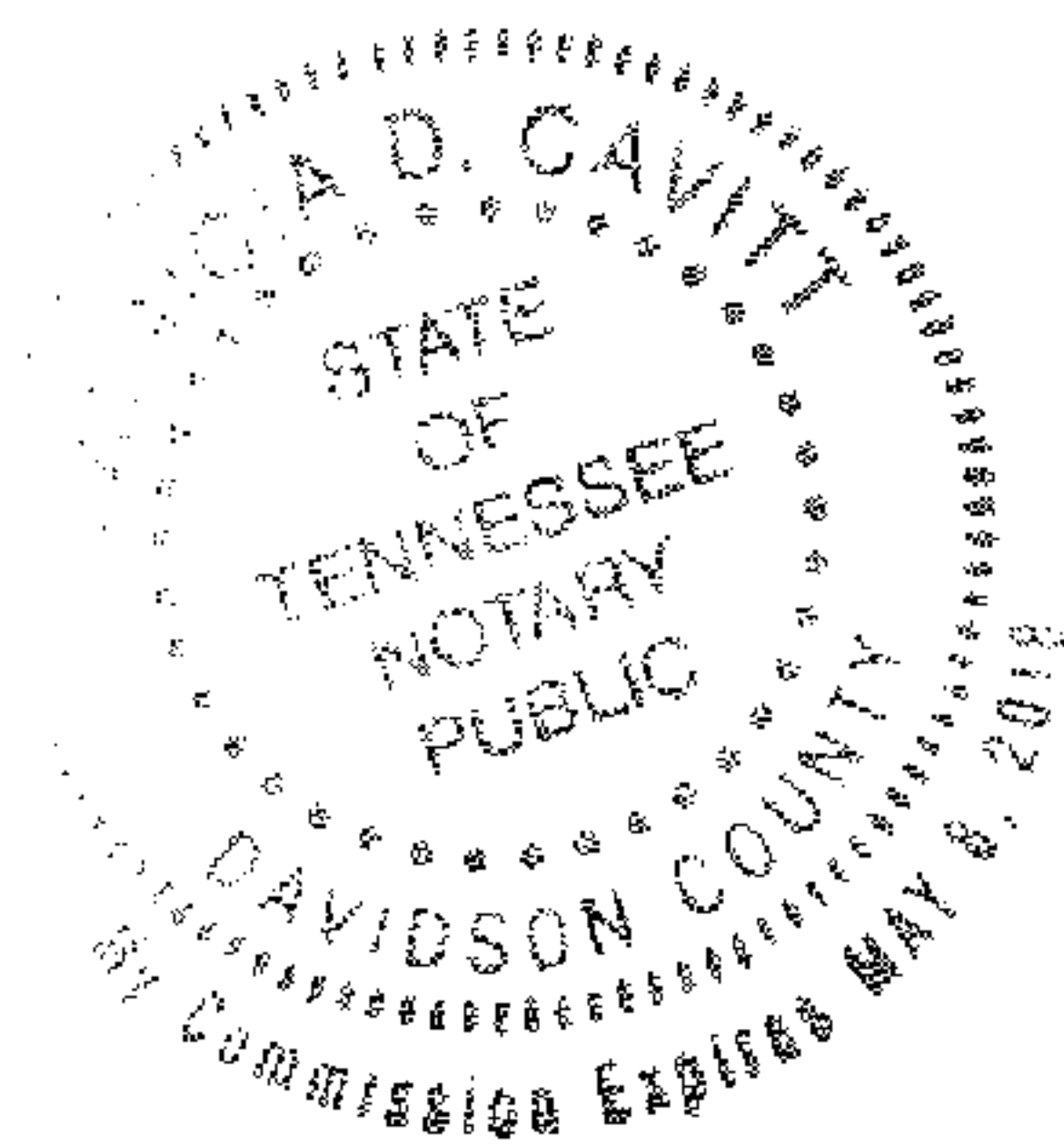
STATE OF TN
COUNTY OF Davidson

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Christie Perry 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 20 day of June, 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 & Urban Development
Mailing Address 40 Marietta Street
Atlanta, GA 30303

Grantee's Name Arash Abedini
Mailing Address 17455 SW Hoodoo Ct.
Beaverton, OR 97007

Property Address 711 Cahaba Manor Trail
Pelham, AL 35124

Date of Sale 06/23/2017
Total Purchase Price \$ 65,005.00

or
Actual Value \$

Assessor's Market Value \$

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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 7/3/17

Print Jeff W. Farmer

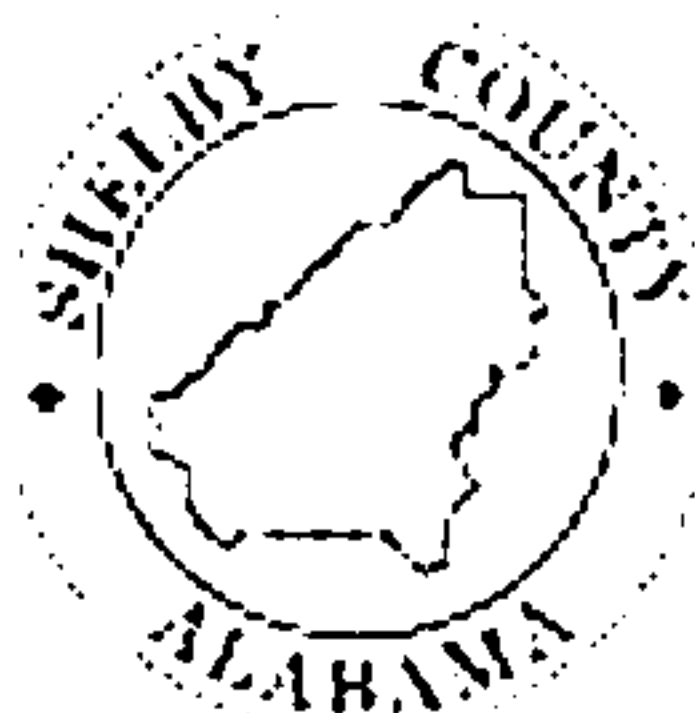
Unattested

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
07/06/2017 08:10:18 AM
\$86.50 CHERRY
20170706000239020