

Prepared by:
Cassy L. Dailey
Attorney at Law
3156 Pelham Parkway, Ste 4
Pelham, AL 35124

Send Tax Notice To:
John Sharpe
216 Silver Creek Parkway
Alabaster, AL 35007

20170911000328770
09/11/2017 08:17:37 AM
DEEDS 1/3

STATUTORY WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Hundred Sixteen Thousand Dollars and No Cents (\$116,000.00) to the undersigned Grantor or Grantors, whether one or more in hand paid by the Grantee(s) herein, the receipt whereof is acknowledged, Alabama Housing Finance Authority, an Alabama Corporation (herein referred to as Grantor, whether one or more), do grant, bargain, sell and convey unto John Sharpe (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 19, according to the map and survey of Silver Creek, Sector I, as recorded in Map Book 26, Page 144, in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

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, dated May 2nd, 2017 and recorded in Instrument 20170503000153950 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD TO THE SAID Grantee, his, her or their heirs and assigns, forever.

Warranties of covenant are disclaimed herein except Grantor does hereby warrant the title to said property against lawful claims of all persons claiming by, through and under the Grantor.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the 8th day of September 2017.

ALABAMA HOUSING FINANCE AUTHORITY



Servicing Administrator

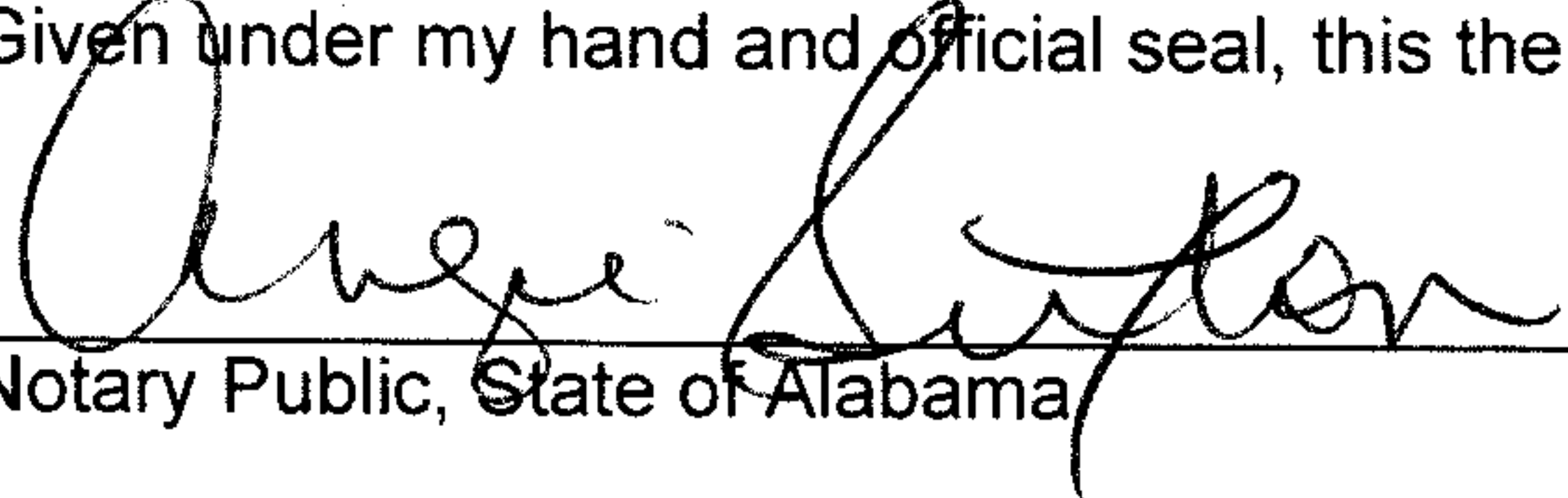
State of Alabama

County of Montgomery

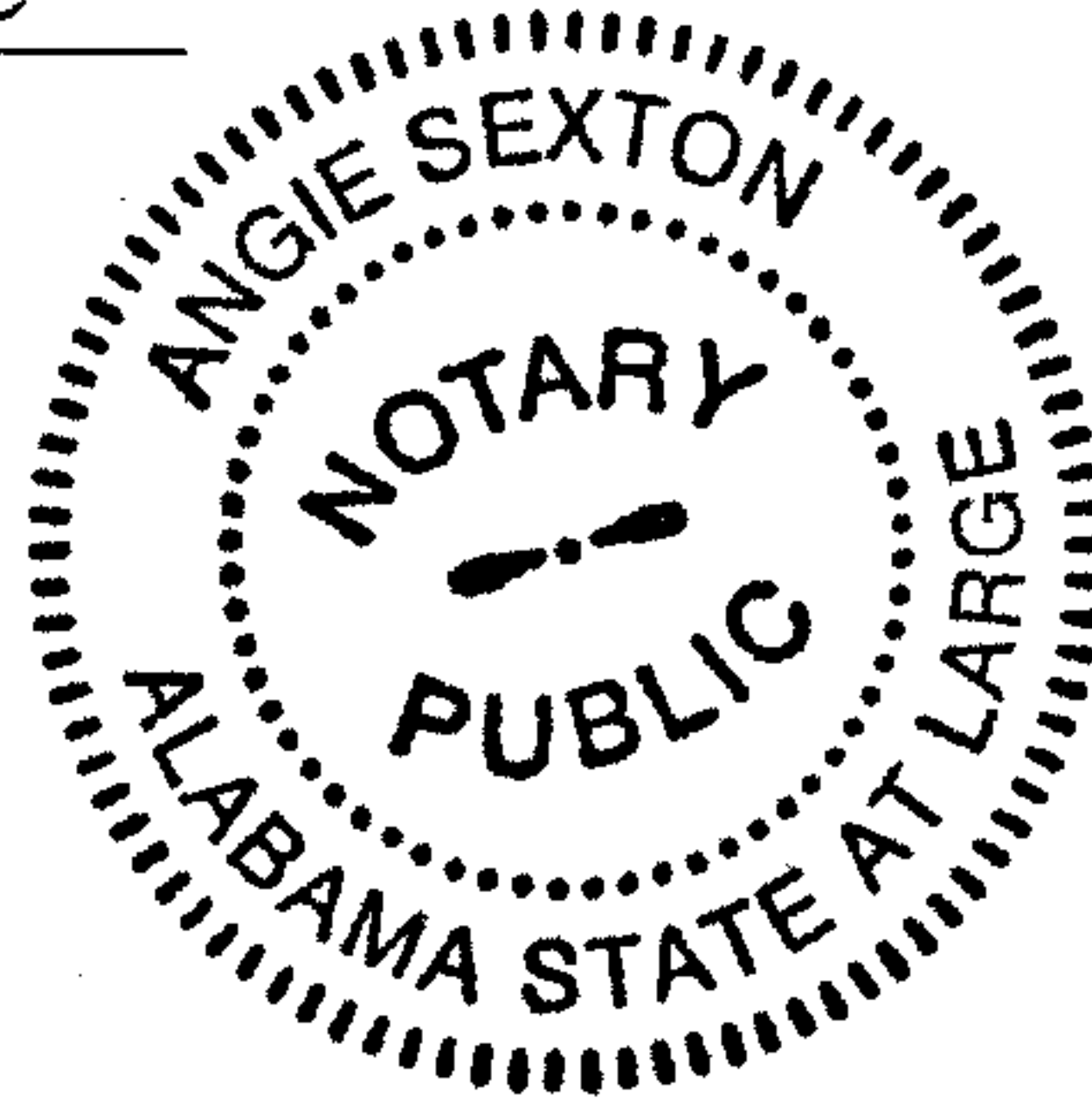
20170911000328770 09/11/2017 08:17:37 AM DEEDS 2/3

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Anthony Box, as Servicing Administrator for Alabama Housing Finance Authority, 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 conveyance he/she/they executed the same voluntarily on the day the same bears date with full authority.

Given under my hand and official seal, this the 7 day of September 2017.


Notary Public, State of Alabama

Printed Name of Notary
My Commission Expires: 9/18/17



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name AHFA
Mailing Address 7460 Halcyon Pointe Drive
Suite 200
Montgomery, AL 36117

Grantee's Name John Sharpe
Mailing Address 36 Sportsman Place
Rotanda West, FL 33947

Property Address 216 Silver Creek Parkway
Alabaster, AL 35111

Date of Sale 09/08/2017

Total Purchase Price \$ _____

or
Actual Value \$ 116,000.00

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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



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/11/2017 08:17:37 AM
\$137.00 CHERRY
20170911000328770

[Signature]

- ☐ 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 8/9/17

Print

Cassy L. Dailey

Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Print Form

Form RT-1