

STATUTORY WARRANTY DEED



20171227000459600 1/2 \$193 00
Shelby Cnty Judge of Probate AL
12/27/2017 11 30 01 AM FILED/CERT

THE STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and No/100 Dollars and other valuable considerations to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, **Alabama Housing Finance Authority**, an Alabama public corporation [herein referred to as GRANTOR] does hereby GRANT, BARGAIN, SELL and CONVEY unto **Donald Hudson and Rowanna Hudson**, [herein referred to as GRANTEES], for and during their joint lives, and to their assigns, and upon the death of either of them, then to the survivor of them, his or her heirs and assigns, in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in the County of Shelby, State of Alabama, to-wit:

Lot 164, according to the Survey of Wynlake Phase 4D, as recorded in Map Book 36, Page 85, in the Probate Office of Shelby County, Alabama.

This conveyance is made subject to covenants, restrictions, reservations, easements and rights-of-ways, if any, heretofore imposed of record affecting title and use of property, and municipal zoning ordinances now or hereafter becoming applicable and taxes or assessments now or hereafter becoming due against said property.

Pursuant to **Code of Alabama (1975) Section 40-22-1** as amended, the preparer of this conveyance represents that:

The Grantor's mailing address is PO Box 242928 Montgomery, Alabama 36124-2928.

The Grantee's mailing address is 104 Palm Street, Columbiana, AL 35051.

The address of the within conveyed property is 125 Seams Way, Alabaster, AL 35007.

The date of this conveyance is as appears below.

The purchase price and/or actual value the property hereby conveyed is \$175,000.00 which has been verified in the following documentary evidence retained by the preparer of this conveyance:

___ Bill of Sale ___ Sales Contract X Closing statement ___ Appraisal ___ Other

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEES, their heirs and assigns FOREVER.

GRANTOR makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that 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.

IN WITNESS WHEREOF, **Alabama Housing Finance Authority**, an Alabama public corporation, has caused this instrument to be executed by Anthony Box, its Servicing Mgr this 22 day of November, 2017.

Alabama Housing Finance Authority

BY:

Anthony Box, its Servicing Mgr

THE STATE OF ALABAMA)
COUNTY OF Montgomery)

I, the undersigned authority, a Notary Public in and for said State at Large hereby certify that Anthony Box, whose name as Servicing Mgr of **Alabama Housing Finance Authority**, an Alabama public corporation, 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, as such Servicing Mgr and with full authority, executed the same voluntarily for and as the act of said company.

GIVEN under my hand and official seal this 22 day of November, 2017.

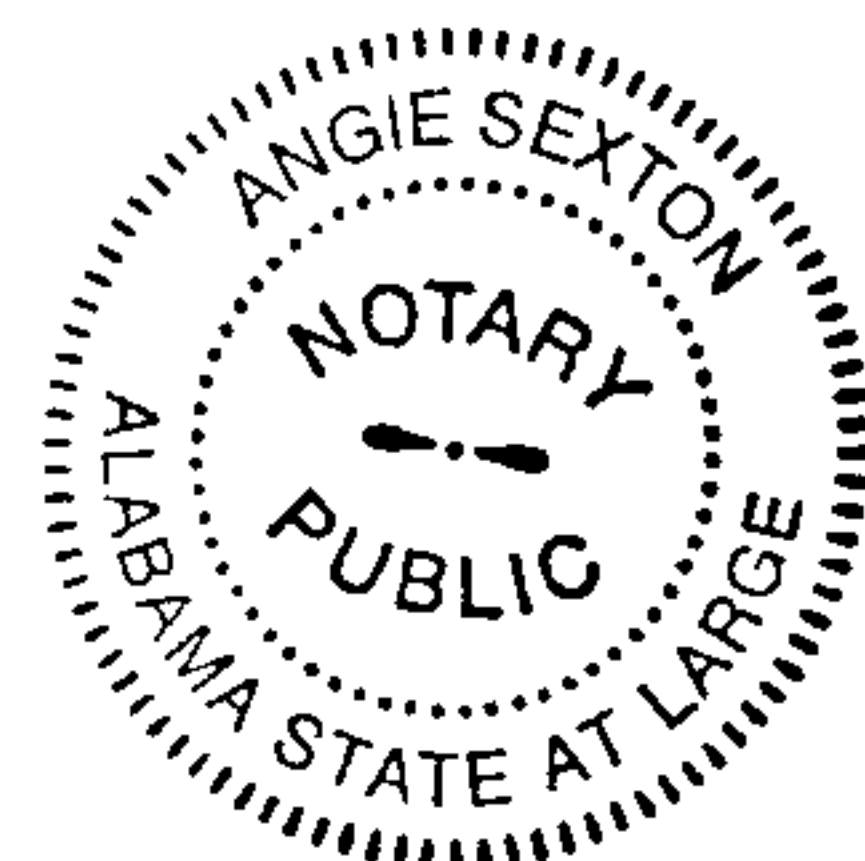
Shelby County, AL 12/27/2017
State of Alabama
Deed Tax \$175 00

Angie Sexton
Notary Public, State of Alabama at Large
My commission expires: 9-18-21

PREPARED BY:
Charles W. Edmondson
Attorney at Law
621 S. Perry Street
Montgomery, Alabama 36104
334-265-9034

057589

Commercial Title Services
500 Main Street, Suite 210
New Brighton MN 55112
Phone: (651) 746-6399



Real Estate Sales Validation (Form RT-1)

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

Grantor's Name Alabama Housing Finance Agency

Grantee's Name Donald Hudson

Mailing Address P.O. Box 242928
Montgomery, AL 36124-2928

Mailing Address 104 Palm Street
Columbiana, AL 35051

(Additional Grantor's/Grantee's if required)

Grantor's Name _____

Grantee's Name Rowanna Hudson

Mailing Address _____

Mailing Address 104 Palm Street
Columbiana, AL 35051

Grantor's Name _____

Grantee's Name _____

Mailing Address _____

Mailing Address _____

Property Address 125 Seams Way
Alabaster, AL 35007

Date of Sale _____

Total Purchase Price \$175,000.00

or

Actual Value \$ _____

or

Assessor's Market Value \$ _____

The purchase price or actual value claimed herein can be verified in the following documentary evidence: (check one)

_____ Bill of Sale _____ Appraisal XX Sales Contract
_____ Closing Statement _____ Other _____

Instructions

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 evidence 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 Section 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 Section 40-22-1(h).

Date: 11-22-17

Print

Anthony Box

____ Unattested

Sign

Anthony Box

(Grantor/Grantee/Owner/Agent) circle one

(verified by)

F.c.n.



20171227000459600 2/2 \$193.00
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