

20180530000188010 1/3 \$112.00
Shelby Cnty Judge of Probate: AL
05/30/2018 08:03:41 AM FILED/CERT

SEND TAX NOTICE TO:
William Hall
5855 Highway 51
Wilsonville, Alabama 35186

Shelby County, AL 05/30/2018
State of Alabama
Deed Tax: \$91.00

SPECIAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

Case#011-598590

Know all men by these presents: That for and in consideration of Ninety-One Thousand Dollars (\$91,000.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the undersigned, The Secretary of Housing and Urban Development (Hereinafter referred to as "Grantor") does hereby grant, bargain, sell and convey to William B. Hall and Elizabeth Wilkins (Hereinafter referred to as "Grantee"), the following described real estate, situated in Shelby County, 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 No. 4 of Walters Cove, Third Sector, as recorded in Map Book 5, Page 71, in the Office of the Judge of Probate of Shelby County, Alabama. Less and except a strip of a uniform width of 10 feet along the Easterly side of said Lot 4.

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

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated August 29th, 2017 filed September 14th, 2015 in Instrument No. 20170914000335700.

This deed is not effective until May 24th, 2018.

TO HAVE AND TO HOLD, the above described property together with all and singular the tenements, hereditaments, and appurtenances thereupon belonging or in any wise appertaining unto the said Grantee, its successors and assigns forever.

It is expressly understood and agreed by and between the parties hereto that is conveyance is subject to any outstanding right of redemption from foreclosure sale and that this deed contains no warranty except against the acts of said Grantor, and all persons claiming by, through or under it.

IN WITNESS WHEREOF I/WE have hereunto set MY/OUR hand(s) and seal(s), this

22 day of May, 2018.

The Secretary of Housing and Urban Development

BY: Q. B.

Its: Project Manager

STATE OF South Carolina

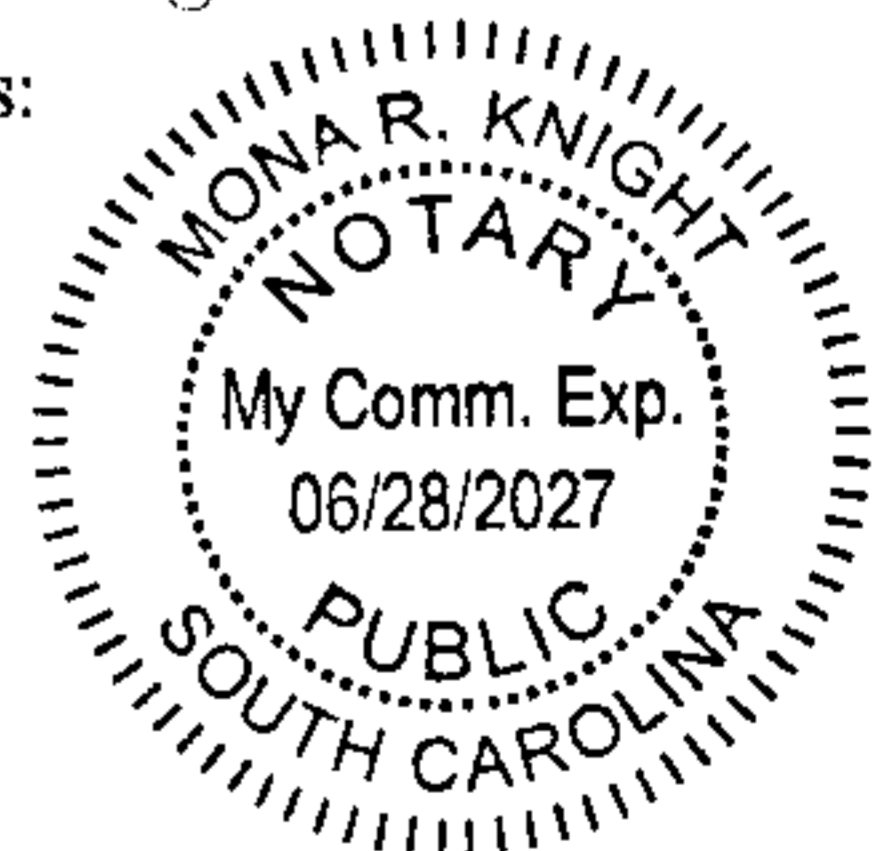
COUNTY OF Charleston

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Jennifer Burden, who is known to me, to be the duly authorize representative of The Secretary of Housing and Urban Development and the person who executed the foregoing conveyance, and acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such Representative and with full authority, executed the same voluntarily for and on behalf of Secretary of Housing and Urban Development.

Given under my hand and official seal, this the 22 day of May, 2018

Monna R. Knight
Notary Public
My Commission Expires:

Prepared by: Jeremy L. Parker
Parker Law Firm, LLC
1560 Montgomery Hwy Ste 205
Birmingham, AL 35216



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Real Estate Sales Validation Form

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

Grantor's Name	The Secretary of Housing and Urban Dev.	Grantee's Name	William B hall and Elizabeth Wilkins
Mailing Address	31 Civic Center Plaza Rm 7015 Santa Ana Ca 92701 FHA Case #011-598590	Mailing Address	504 Higway 416 Wilsonville AL 35186
Property Address	504 Highway 416 Wilsonville AL 35186	Date of Sale	May 24, 2018
		Total Purchase Price	\$91,000.00
		or Actual Value	\$
		or 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
☐ 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 May 24, 2018

Print Jeremy Parker

☐ Unattested

(verified by)

Sign: _____

Grantor/Grantee/Owner/Agent (circle one)



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