

This instrument was prepared by:  
Mike T. Atchison, Attorney  
PO Box 822  
Columbiana, AL 35051

Send Tax Notice to:  
Donald E. Hudson  
104 Palm Street  
Columbiana, AL 35051

**SPECIAL WARRANTY DEED**

State of Alabama)  
Shelby County ) **KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of **ONE HUNDRED SEVENTY THREE THOUSAND FOUR HUNDRED DOLLARS AND 00/100 (\$173,400.00)** to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged **Alabama Housing Finance Authority, its Successors and Assigns** (herein referred to as "Grantor", whether one or more than one), does grant, bargain, sell and convey unto **Donald E. Hudson and Rowann Hudson** (herein referred to as "Grantee", whether one or more than one), the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

***SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION***

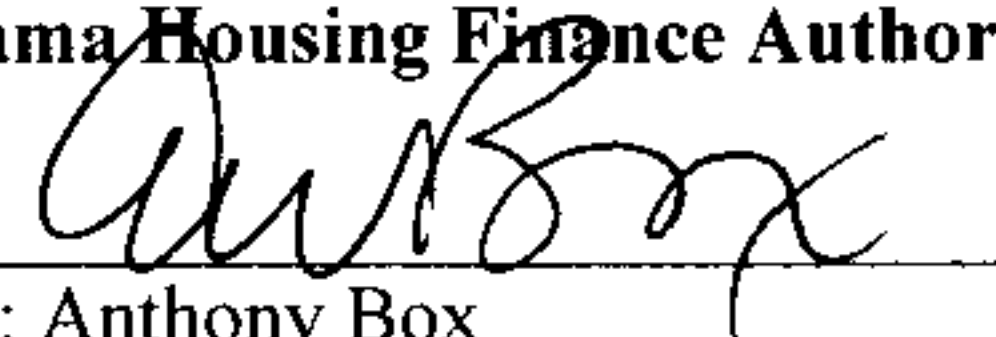
**TO HAVE AND TO HOLD** Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its Servicing Administrator, who is authorized to execute this conveyance, has hereto set its signature and seal this 10th day of July 2018.

Shelby County, AL 07/23/2018  
State of Alabama  
Deed Tax: \$173.50

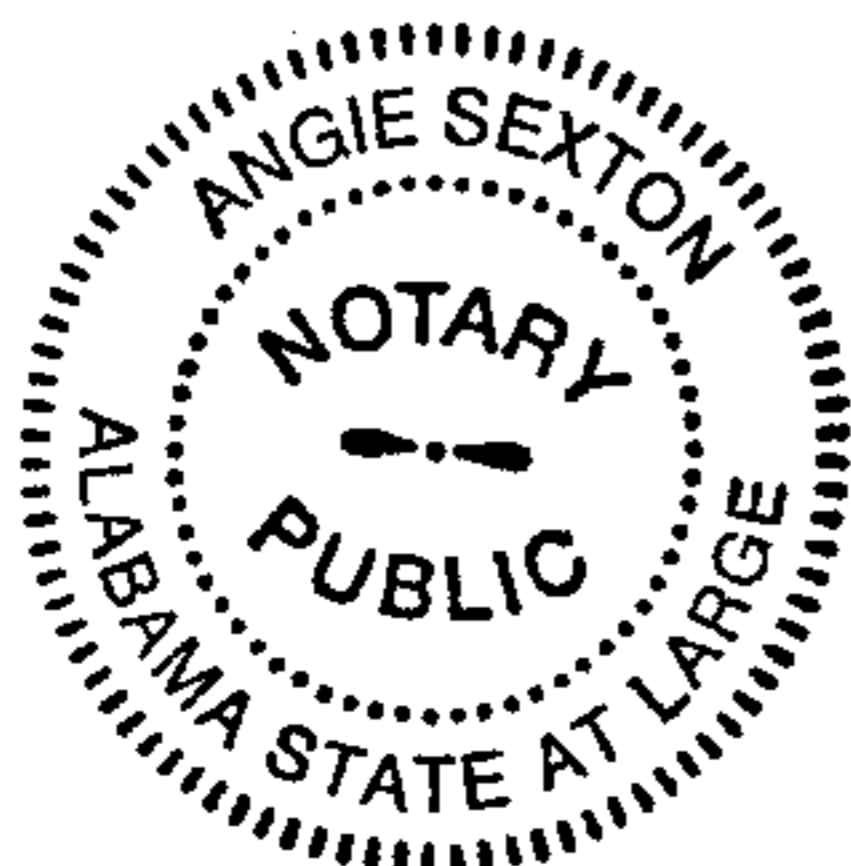
**Alabama Housing Finance Authority**

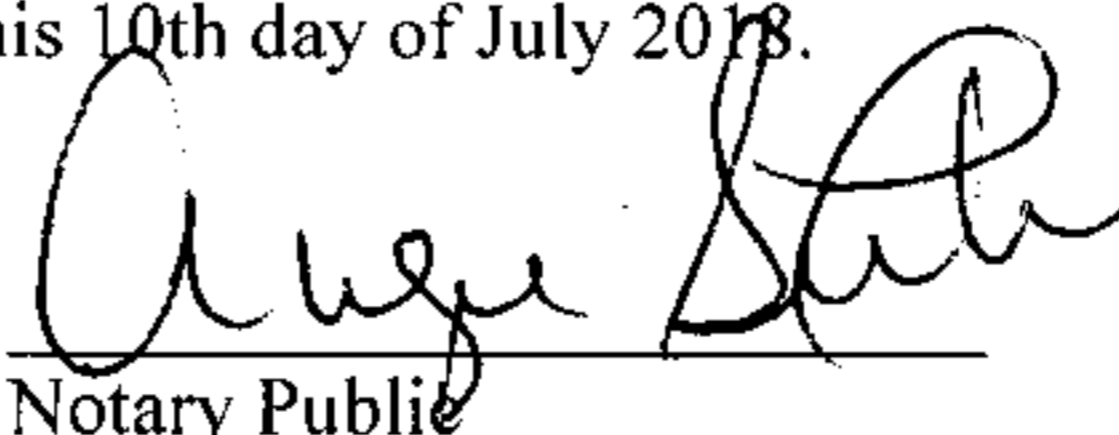
By:   
Name: Anthony Box  
Title: Servicing Administrator

State of Alabama )  
Montgomery County )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Anthony Box, whose name as Servicing Administrator of **Alabama Housing Finance Authority**, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, he/she as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 10th day of July 2018.



  
Notary Public  
My Commission expires: 09/18/21



  
20180723000260640 1/3 \$194.50  
Shelby Cnty Judge of Probate, AL  
07/23/2018 01:31:12 PM FILED/CERT

EXHIBIT A

Legal Description

Lot 216, according to the Survey of Lacey's Grove Phase 2, as recorded in Map Book 38, Page 19, in the Probate Office of Shelby County, Alabama.

  
20180723000260640 2/3 \$194.50  
Shelby Cnty Judge of Probate, AL  
07/23/2018 01:31:12 PM FILED/CERT

## Real Estate Sales Validation Form

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

Grantor's Name Alabama Housing Finance Authority,  
its successors and assigns  
Mailing Address 7140 S Lewis Ave  
Tulsa OK 74136

Property Address 291 Lacey Ave.  
Maylene, AL 35114

Grantee's Name Donald E. Hudson  
Rowanna Hudson  
Mailing Address 104 Palm Street  
Columbiana, AL 35051

Date of Sale July 13, 2018  
Total Purchase Price \$173,400.00  
or  
Actual Value \_\_\_\_\_  
or  
Assessor's Market Value \_\_\_\_\_



20180723000260640 3/3 \$194.50  
Shelby Cnty Judge of Probate, AL  
07/23/2018 01:31:12 PM FILED/CERT

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 of 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 July 12, 2018

Unattested

(verified by)

Print Donald E. Hudson

Sign

(Grantor/Grantee/Owner/Agent) circle one