

20181109000399190 1/3 \$58.50  
Shelby Cnty Judge of Probate, AL  
11/09/2018 03:19:19 PM FILED/CERT

This instrument was prepared by:  
Mike T. Atchison, Attorney  
PO Box 822  
Columbiana, AL 35051  
Case No. 011-611850

Send Tax Notice to:  
Ashley L. Simmons  
114 Waldrop Drive  
Wilsonville, AL 35186

**SPECIAL WARRANTY DEED**

State of Alabama)  
Shelby County )

***KNOW ALL MEN BY THESE PRESENTS:***

That in consideration of **THIRTY-SEVEN THOUSAND FIVE HUNDRED DOLLARS AND 00/100 (\$37,500.00)** to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged **Secretary of Housing and Urban Development** (herein referred to as "Grantor", whether one or more than one), does grant, bargain, sell and convey unto **Ashley L. Simmons** (herein referred to as "Grantee", whether one or more than one), the real estate described on Exhibit A, attached hereto:

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

IN WITNESS WHEREOF, the said Grantor, by its Project Manager, who is authorized to execute this conveyance, has hereto set its signature and seal this 5 day of November, 2018

**SECRETARY OF HOUSING AND  
URBAN DEVELOPMENT**

By: A. B.  
Name: Jennika Burden  
Title: Project Manager

State of South Carolina)  
Charleston County)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jennika Burden whose name as Project Manager of **SECRETARY OF HOUSING AND URBAN DEVELOPMENT**, 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 5 day of November, 2018.

Mona R. Knight  
Notary Public  
My Commission expires:



Shelby County, AL 11/09/2018  
State of Alabama  
Deed Tax: \$37.50

## EXHIBIT A

Commence at the NW corner of the NE 1/4 of the NW 1/4 of Section 9, Township 21 South, Range 1 East; thence run South along the West line of said 1/4-1/4 for 58.18 feet to the southerly right of way of Shelby County Highway 25; thence 88 degrees 15 minutes 50 seconds left run easterly along said right of way for 208.00 feet to the point of beginning; thence continue last described course for 221.24 feet; thence 88 degrees 20 minutes right run 183.00 feet; thence 88 degrees 19 minutes 57 seconds left run 103.88 feet; thence 88 degrees 21 minutes 06 seconds right run 355.37 feet to the northerly right of way of Southern Railway; thence 86 degrees 04 minutes right run along said right of way for 150.67 feet; thence 93 degrees 53 minutes 08 seconds right run 155.58 feet; thence 90 degrees 00 minutes left run 115.71 feet; thence 90 degrees 00 minutes right run 192.88 feet; thence 88 degrees 18 minutes 06 seconds left run 58.44 feet; thence 88 degrees 15 minutes 34 seconds right and run 208.00 feet to the point of beginning. Situated in Shelby County, Alabama.



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

Grantor's Name HULL  
 Mailing Address 40 Marietta St  
Atlanta GA  
30303

Grantee's Name Ashley L Simmons  
 Mailing Address 114 Waldrop Dr  
Wilsonville AL  
35186

Property Address 114 Waldrop Dr  
Wilsonville AL  
35186

Date of Sale 11-6-18  
 Total Purchase Price \$ 37,500.00

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 \_\_\_\_\_

Print Mike T Atchison

Unattested \_\_\_\_\_

Sign Mike T Atchison

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

