

20190104000003350  
01/04/2019 10:40:20 AM  
DEEDS 1/4

**This instrument was prepared by:**  
David P. Condon, P.C.  
100 Union Hill Drive Suite 200  
Birmingham, AL 35209

**Send tax notice to:**  
**Miah K. Daniel Thompson**  
**119 Autry Drive**  
**Chelsea, Alabama 35043**

**SPECIAL WARRANTY DEED, JOINT TENANTS WITH RIGHT OF  
SURVIVORSHIP**

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**STATE OF ALABAMA  
SHELBY COUNTY**

**KNOW ALL MEN BY THESE PRESENTS**

That in consideration of **One Hundred Five Thousand Six Hundred and 00/100 Dollars (\$105,600.00)** to the undersigned grantor in hand paid by the grantees herein, the receipt and sufficiency of which is acknowledged,

**The Secretary of Housing and Urban Development**

(hereinafter referred to as "Grantor") does grant, bargain, sell and convey unto

**Miah K. Daniel Thompson and Forrest S. Thompson**

(hereinafter referred to as "Grantees") the following described real estate situated in **Shelby** County, Alabama to-wit:

**see Exhibit "A" attached hereto**

**\$102,432.00** of the proceeds come from a mortgage recorded simultaneously herewith.

Subject to:      (1)      2019 ad valorem taxes not yet due and payable;  
                         (2)      all mineral and mining rights not owned by the Grantor; and  
                         (3)      all easements, rights-of-way, restrictions, covenants and  
                         encumbrances of record.

TO HAVE AND TO HOLD unto 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.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the 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, Grantor has set its seal by its authorized representative, this <sup>18th</sup> ~~19th~~ day of December, 2018.

The Secretary of Housing and Urban Development

BY: Ch. B. (Seal)

ITS: Jennilee Burden  
Project Manager

STATE OF ~~ALABAMA~~ South Carolina  
JEFFERSON COUNTY  
Charleston

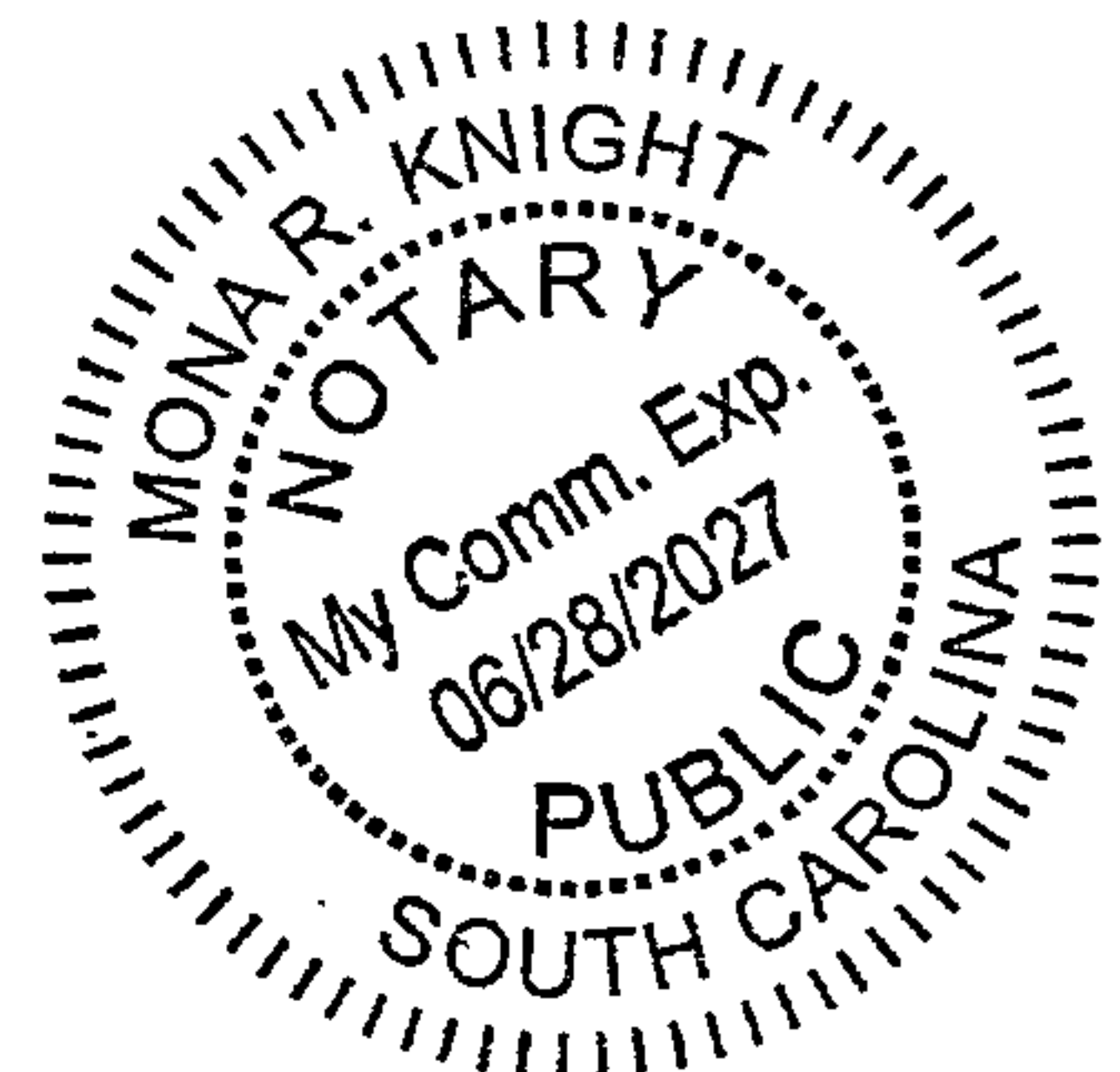
I, the undersigned Notary Public in and for said County, in said State, hereby certify that Jennilee Burden as Project Manager of The Secretary of Housing and Urban Development whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance and with full authority as such Project Manager, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18 day of December, 2018.

Monica R. Knight

Notary Public

My Commission Expires: \_\_\_\_\_



Commence at the NW corner of the NW 1/4 of the NE 1/4 of Section 34, Township 19 South, Range 1 West; thence Easterly along the 1/4-1/4 line for 91.65 feet; thence turn an angle right of 90°00' and run 191.28 feet to the Point of Beginning; thence turn an angle to the right (field measured to the left) of 130°47' and run 138.70 feet to a point; thence turn right of 75°47' and run 115.45 feet to a point; thence turn an angle to the right of 76°18' and run 78.87 feet; thence turn an angle to the left of 7°55' and run 61.87 feet; thence turn an angle to the right of 8°38' and run 37.97 feet to a point; thence turn an angle to the right of 116°02' and run 136.71 feet to a point; thence turn an angle of 90°00' to the left and run 9.30 feet to point; thence turn an angle to the right of 90°00' and run 65.93 feet to the Point of Beginning.

Also a non-exclusive 30-foot easement for ingress and egress, lying 15 feet on either side of the centerline described as follows:

Commence at the NW corner of the NW 1/4 of the NE 1/4 of Section 34, Township 19 South, Range 1 West; thence Easterly along the 1/4-1/4 line for 91.65 feet; thence turn an angle right of 90°00' and run 191.28 feet to the Point of Beginning; thence turn an angle to the right (field measured to the left) of 130°47' and run 138.70 feet to a point; thence turn right 75°47' and run 130.90 feet to a point in the centerline of said easement, said point being the Point of Beginning; thence turn an angle of 76°18' and run 65.22 feet; thence 8°38' right and run 49.34 feet; thence right 4°45' for 75 feet; thence right 17° for 150 feet to a point intersection with the East right of way of Shelby County Highway No. 47 and the point of termination of said easement.



**REAL ESTATE SALES VALIDATION FORM**

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

Grantor Name: **The Secretary of Housing and Urban Development** Grantee Name: **Miah K. Daniel Thompson**Grantee Name: **Forrest S. Thompson**Mailing Address: **119 Autry Drive  
Chelsea, Alabama, 35043**Mailing Address: **305 Huntley Apartment Drive  
Pelham, AL, 35124**Property Address: **119 Autry Drive  
Chelsea, Alabama, 35043**Date of Sale: **December 19th, 2018**Total Purchase Price: **\$105,600.00**

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☐ Appraisal☐ Sales Contract☐ Other \_\_\_\_\_☒ 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 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: **December 19th, 2018** Print: \_\_\_\_\_\_\_\_\_\_  
Unattested

(verified by)

Sign: \_\_\_\_\_

(Grantor/Grantee/Owner/Agent) Circle one

Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 01/04/2019 10:40:20 AM  
 \$27.50 CHERRY  
 20190104000003350

*Allen S. Boyd*