

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

Send Tax Notice to:  
Pamela J. Williams

116 Bolton Lane  
Columbiana, AL 35051

**SPECIAL WARRANTY DEED**

State of Alabama)  
SHELBY County )

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of **ONE HUNDRED EIGHTY THOUSAND DOLLARS AND 00/100 (\$180,000.00)** 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 **Pamela J. Williams** (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 Jennilee Burden, who is authorized to execute this conveyance, has hereto set its signature and seal this 16 day of January, 2019

**SECRETARY OF HOUSING AND  
URBAN DEVELOPMENT**

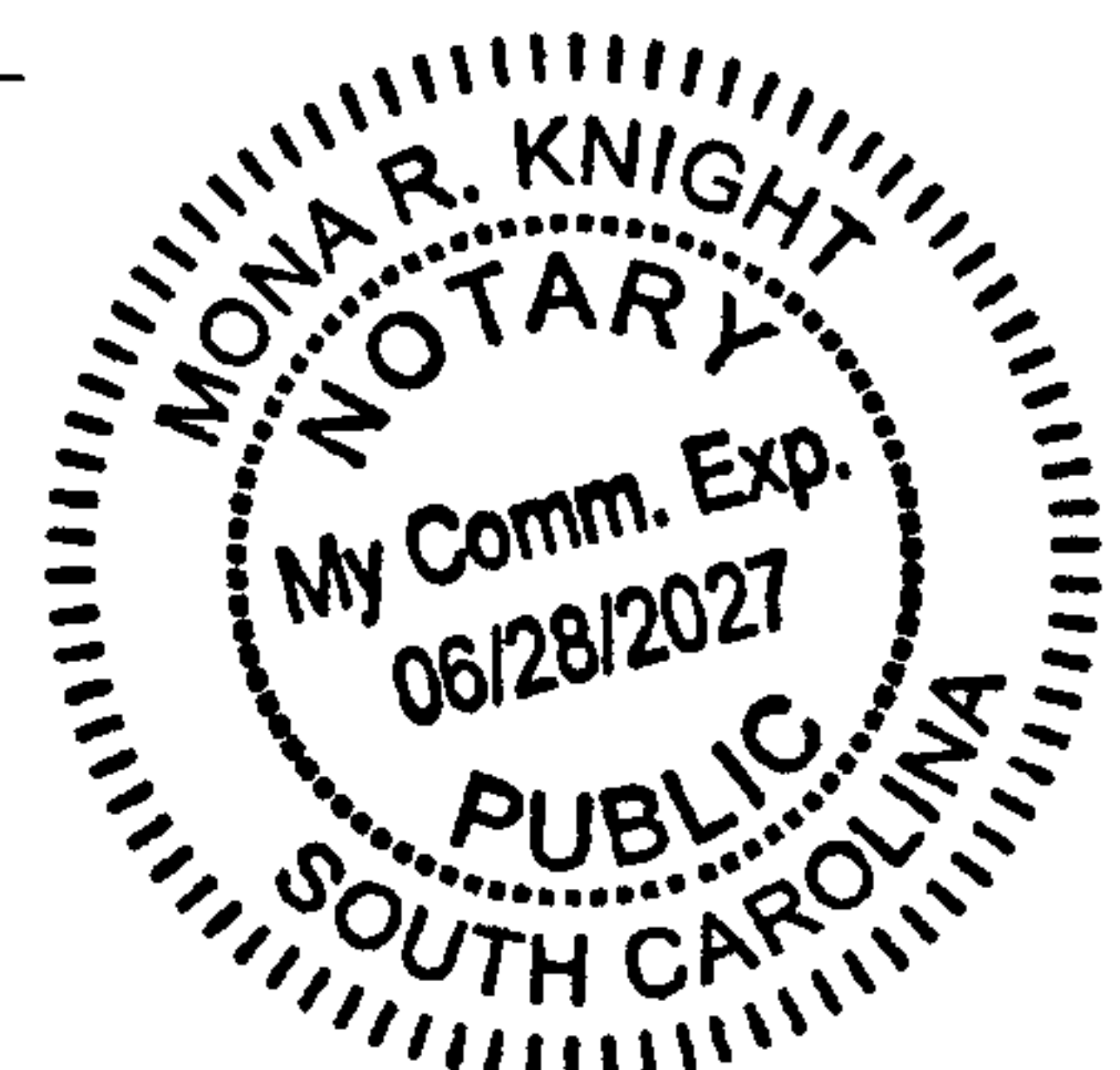
By: J. B.  
Name: Jennilee Burden  
Title: Project Manager

State of South Carolina)  
Charleston County)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jennilee 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 16 day of January, 2019.

Monna R. Knight  
Notary Public  
My Commission expires:



20190118000021180 1/3 \$201.00  
Shelby Cnty Judge of Probate, AL  
01/18/2019 02:56:22 PM FILED/CERT

Shelby County, AL 01/18/2019  
State of Alabama  
Deed Tax: \$180.00

### EXHIBIT A – LEGAL DESCRIPTION

Commence at the NW corner of the NE 1/4 of SE 1/4, Section 25, Township 21 South, Range 1 West; thence South 89 degrees 03 minutes 30 seconds West along the North boundary of the NW 1/4 of the SE 1/4 and NE 1/4 of the SW 1/4, Section 25, Township 21 South, Range 1 West for a distance of 2285.43 feet to a point on the West right of way line of Washington Street; thence South 11 degrees 14 minutes 30 seconds East along said right of way line 1234.53 feet to the point of intersection with the North right of way line of Bolton Lane; thence south 89 degrees 03 minutes 30 seconds West along said North right of way of Bolton Lane a distance of 452.05 feet to the point of beginning; thence continue along the last described course a distance of 139.69 feet; thence North 00 degrees 57 minutes 28 seconds West a distance of 199.93 feet; thence North 89 degrees 05 minutes 34 seconds East a distance of 140.61 feet; thence South 00 degrees 41 minutes 37 seconds East a distance of 199.85 feet to the point of beginning.

According to the survey of Rodney Y. Shiflett, RLS #21784, dated March 22, 2001.



20190118000021180 2/3 \$201.00  
Shelby Cnty Judge of Probate, AL  
01/18/2019 02:56:22 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 The Secretary of Housing and Urban  
Development

Mailing Address FHA Case # 011-707217, 40 Marietta  
St. Atlanta GA  
30303

Property Address 116 Bolton Lane  
Columbiana, AL 35051

Grantee's Name Pamela J. Williams

Mailing Address 116 Bolton Lane  
Columbiana, AL 35051

Date of Sale January 18, 2019  
Total Purchase Price \$180,000.00

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 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 January 09, 2019

Unattested

(verified by)

Print Th

Sign

m. l. T. Atchison  
[Signature]  
(Grantor/Grantee/Owner/Agent) circle one



20190118000021180 3/3 \$201.00  
Shelby Cnty Judge of Probate, AL  
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Form RT-1