

FHA Case No.: 011-735799

20190514000162640
05/14/2019 12:45:13 PM
DEEDS 1/3

Prepared by:
JUL ANN McLEOD, Esq.
McLeod & Associates, LLC
1980 Braddock Drive
Hoover, AL 35226

Send Tax Notice to:
Michael Maziarz & Elizabeth Maziarz
132 Spring Road
Birmingham, AL 35242

STATE OF ALABAMA)
)
COUNTY OF SHELBY) **SPECIAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of NINETY-SEVEN THOUSAND and NO/100 DOLLARS (\$97,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, **SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON, D.C.** (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantees, **MICHAEL MAZIARZ and ELIZABETH MAZIARZ** (hereinafter referred to as Grantees), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 22, according to the Survey of Cambrian Ridge, as recorded in Map Book 21, Page 8, in the Probate Office of Shelby County, Alabama.

Subject to easements, restrictions, rights-of-way, setback lines, covenants, agreements, and mineral/mining rights of record, if any.

Property address: 263 Cambrian Ridge Trail, Pelham, AL 35124

\$97,000.00 of the above-recited consideration is being paid in cash.

Effective date of deed is May 10, 2019.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, their heirs and assigns forever.

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 the acquisition thereof by the Grantor.

IN WITNESS WHEREOF, said Grantor has hereunto set its hand and seal this the 9 day of May, 2019.

**SECRETARY OF HOUSING AND URBAN DEVELOPMENT
OF WASHINGTON, D.C.**

GB

By: Jennika Burden

Title: Project Manager

STATE OF South Carolina

COUNTY OF Charleston

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that on this date personally appeared

Jennika Burden, as
(title) Project Manager for the Secretary of Housing and Urban Development of Washington, D.C., 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 instrument, (s)he executed the same voluntarily on behalf of, as the free act and deed of, and with full authority, on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 9 day of May, 2019.

Mona R. Knight
NOTARY PUBLIC
My commission expires:



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name **SECRETARY OF HOUSING AND
URBAN and DEVELOPMENT**

Mailing Address **40 MARIETTA STREET
ATLANTA, GA 30303**

Property Address **263 CAMBRIAN TRAIL
PELHAM, AL 35124**

Grantee's Name **MICHAEL MAZIARZ and
ELIZABETH MAZIARZ**

Mailing Address **132 SPRING ROAD
BIRMINGHAM, AL 35242**

Date of Sale **May 10, 2019**Total Purchase Price **\$97,000.00**

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 10, 2019**Print **Malcolm S. McLeod**

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/14/2019 12:45:13 PM
 \$118.00 CHERRY
 20190514000162640

Allen S. Bayl