

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

Send Tax Notice to:  
Clayton C. Shearer, Jr.

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

State of Alabama)

SHELBY County )

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of SEVENTY THOUSAND DOLLARS AND 00/100 (\$70,000.00) 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 Clayton C. Shearer, Jr. and Misty Jones Shearer (herein referred to as "Grantee", whether one or more than one), the real estate described as follows:

*Lot 13, Block 1, according to Parker's Subdivision, as recorded in Map Book 5, Page 27, in the Probate Office of Shelby County, Alabama.*

Clayton C. Shearer, Jr and Clay Crowson Shearer Jr are one in the same person.

*\$66,500.00 of the purchase price is being paid from a mortgage recorded simultaneously.*

**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.

IN WITNESS WHEREOF, the said Grantor, by its Jennika Burden, who is authorized to execute this conveyance, has hereto set its signature and seal this 12 day of September, 2019

**SECRETARY OF HOUSING AND  
URBAN DEVELOPMENT**

By: J. 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 Mgr 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 12 day of September, 2019.



20190917000340770 1/2 \$29.50  
Shelby Cnty Judge of Probate, AL  
09/17/2019 10:53:22 AM FILED/CERT

Shelby County, AL 09/17/2019  
State of Alabama  
Deed Tax: \$3.50

Monar 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	The Secretary of Housing and Urban Development	Grantee's Name	Clayton C. Shearer Jr. Misty Jones Shearer
Mailing Address	HUD Case #011-811064, 34 Civic Center Plaza, Room 7015 Santa Ana, AL 92701	Mailing Address	435 Cove Rd. Wilsonville, AL 35186
Property Address	435 Cove Rd. Wilsonville, AL 35186	Date of Sale	September 16, 2019
		Total Purchase Price	\$70,000.00
		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)

<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).

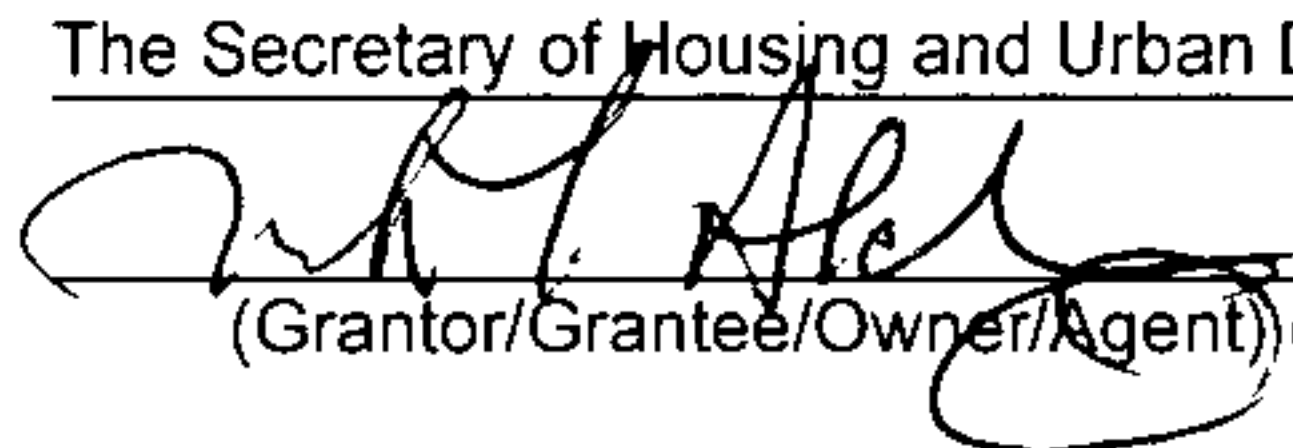
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date September 13, 2019

Print The Secretary of Housing and Urban Development

Unattested

Sign

  
(Grantor/Grantee/Owner/Agent) circle one

(verified by)



20190917000340770 2/2 \$29.50  
Shelby Cnty Judge of Probate, AL  
09/17/2019 10:53:22 AM FILED/CERT

Form RT-1