

20191011000376940
10/11/2019 04:09:54 PM
DEEDS 1/3

SEND TAX NOTICE TO:
Jason O Parson

165 Windsor Ln
Relham AL 35124

SPECIAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

Know all men by these presents: That for and in consideration of One Hubdred and Twenty-Six Thousand Dollars (\$126,000) and other valuable consideration, the receipt whereof is hereby acknowledged, the undersigned Grantor, Alabama Housing Finance Authority (Hereinafter referred to as "Grantor") does hereby grant, bargain, sell and convey unto Grantee, Jason O Parson (Hereinafter referred to as "Grantee"), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 102, according to the Survey of The Cottages of Stonehaven, Second Addition, Phase One, as recorded in Map Book 23, Page 87, in the Probate Office of Shelby County, Alabama.

Subject to easements, restrictions, and rights of way of record.

Subject to Right of Redemption
TO HAVE AND TO HOLD, the above described property together with all and singular the tenements, hereditaments, and appurtenances thereupon belonging or in any wise appertaining unto the said Grantee, its successors and assigns forever.

IN WITNESS WHEREOF I/WE have hereunto set MY/OUR hand(s) and seal(s), this
3 day of October, 2019

Alabama Housing Finance Authority



BY: Anthony W Box
Its: Authorized Signor

STATE OF ALABAMA

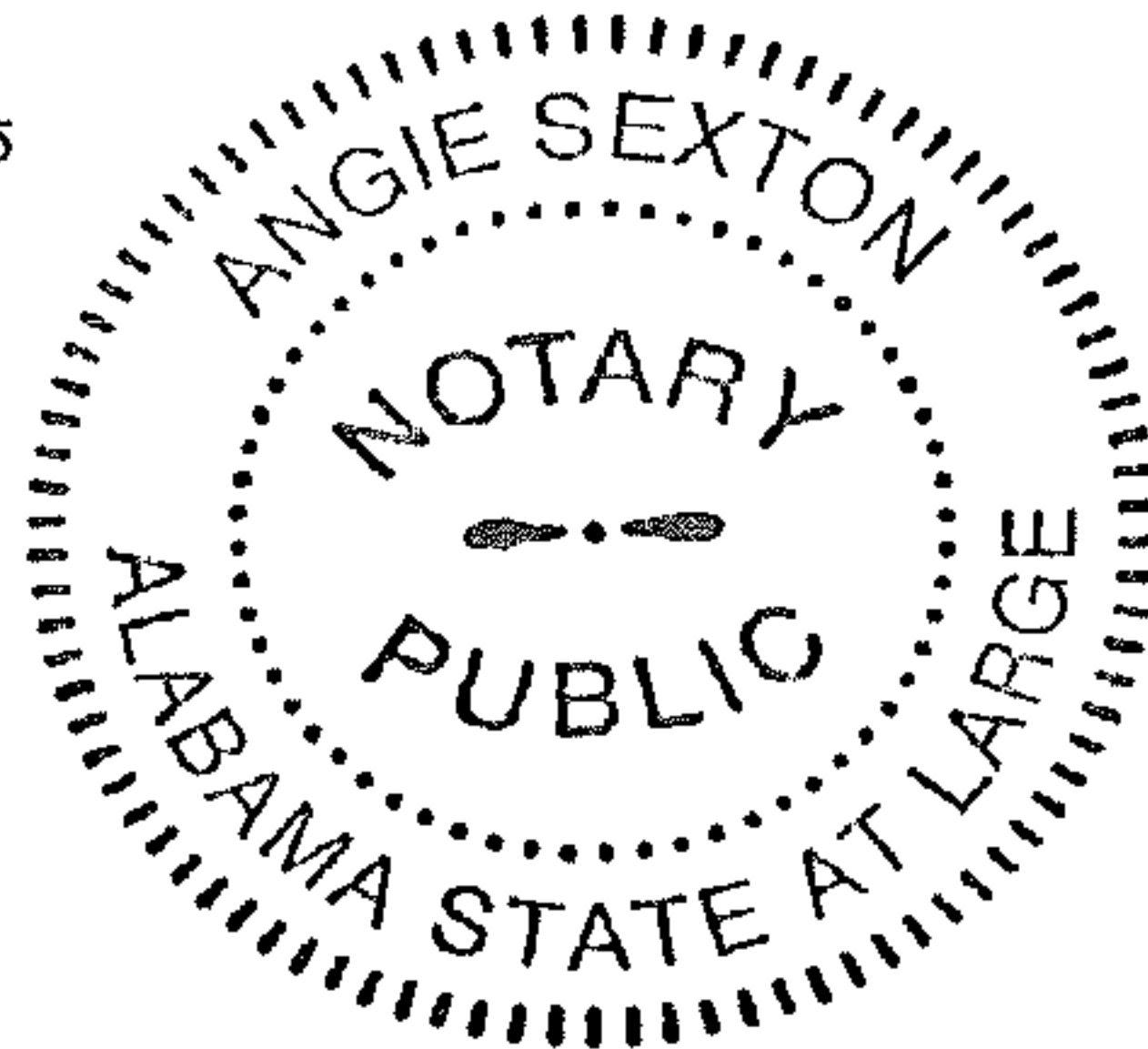
COUNTY OF Montgomery

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Anthony W Box, whose name as Authorized Signor of Alabama Housing Finance Authority 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said Authority.

Given under my hand and official seal, this the 3 day of October, 2019.

Angie Sexton
Notary Public
My Commission Expires: 9/18/21

Prepared by:
Jeremy L Parker
Parker Law Firm, LLC
1560 Montgomery Hwy Ste 205
Birmingham, AL 35216



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

Grantor's Name	Alabama Housing Finance Authority	Grantee's Name	Jason O Parson
Mailing Address	7460 Halcyon Pointe Drive, Suite 200 Montgomery, AL 36117	Q	185 Stonebridge Circle Pelham AL 35124
Property Address	185 StoneBridge Circle Pelham AL 35124	Date of Sale	October 4, 2019
		Total Purchase Price	\$126,000.00
		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 ☐ 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 § 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: October 9, 2018
 _____ Unattested

 (verified by)

Print: Jeremy Parker
 Sign: _____
 Grantor/Grantee/Owner/Agent (circle one)
 Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/11/2019 04:09:54 PM
 \$154.00 CHERRY
 20191011000376940

Allen S. Bayl