

This instrument prepared by:
Michael Galloway
300 Office Park Drive, Suite 310
Birmingham, AL 35223

SEND TAX NOTICE TO:
Debra S. Clevenger
304 Hidden Creek Trl.
Pelham, AL 35124

20210120000031600
01/20/2021 01:45:05 PM
DEEDS 1/3

STATUTORY WARRANTY DEED
Joint Tenants With Right of Survivorship

STATE OF ALABAMA

)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY

)

That in consideration of the sum of **One Hundred Fifty-Two Thousand And No/100 Dollars (\$152,000.00)** and other good and valuable consideration paid in hand by the GRANTEE herein to the undersigned GRANTOR, the receipt and sufficiency whereof is acknowledged

Secretary of Housing and Urban Development

(herein referred to as GRANTOR, whether one or more) does grant, bargain, sell and convey unto

Debra S. Clevenger and Nathan L. Clevenger

(herein referred to as GRANTEE, whether one or more) all of its right, title and interest in and to that certain real estate situate in **Shelby County, Alabama** to-wit:

Lot 176, according, to the survey of Phase Two, Hidden Creek III as recorded in Map Book 26, Page 124, in the Office of the Judge of Probate of Shelby County, Alabama.

Mineral and mining rights excepted. Subject to: current taxes conditions, covenants, easements, and restrictions of record.

Subject to a third party mortgage in the amount of \$142,000.00 executed and recorded simultaneously herewith.

THE PURCHASE OF THE HEREIN DESCRIBED REAL PROPERTY IS BEING FINANCED IN WHOLE OR IN PART BY THE PROCEEDS OF A PURCHASE MONEY MORTGAGE BEING EXECUTED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD unto the said GRANTEE 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 of 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 and other than that the Grantor has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by Grantor.

011-686561

IN WITNESS WHEREOF, the said GRANTOR by its John Fisher, Project Manager
 who is authorized to execute this conveyance, hereto set his/her signature and seal, this the 19th day of
 January, 2021.


Secretary of Housing and Urban Development

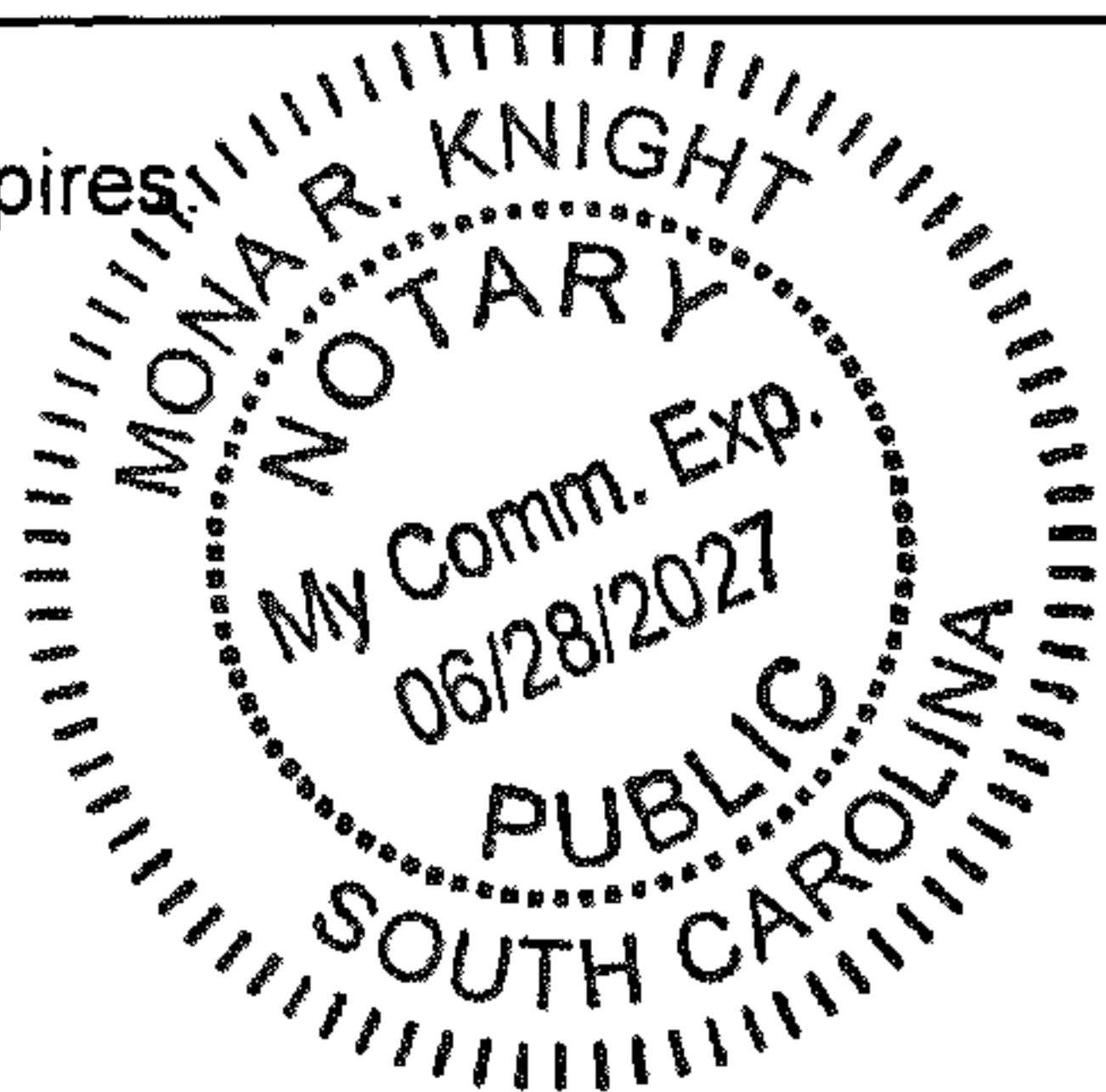
BY: 

STATE OF South Carolina
 COUNTY OF Charleston

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify
John Fisher, whose name as Project Manager of Secretary of Housing and Urban
 Development, 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/she executed the same voluntarily
 and in his/her capacity and with full authority on the day the same bears date.

Given under my hand and official seal on 19 day of January, 2021.


 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 Development	Grantee's Name	Debra S. Clevenger and Nathan L. Clevenger
Mailing Address	HUD Case No. 011-686561, 40 Marietta St Atlanta, GA 30303	Mailing Address	304 Hidden Creek Trl. Pelham, AL 35124
Property Address	304 Hidden Creek Trl. Pelham, AL 35124	Date of Sale	January 19, 2021
		Total Purchase Price	\$152,000.00
		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 - Secretary of Housing and Urban Development, HUD Case No. 011-686561, 40 Marietta St, Atlanta, GA 30303.

Grantee's name and mailing address - Debra S. Clevenger and Nathan L. Clevenger, 304 Hidden Creek Trl., Pelham, AL 35124.

Property address - 304 Hidden Creek Trl., Pelham, AL 35124

Date of Sale - January 19, 2021.

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: January 19, 2021

Sign _____

Agent



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/20/2021 01:45:05 PM
 \$38.00 JESSICA
 20210120000031600

Allen S. Bayl