

FHA Case No.: 011-757070

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DEEDS 1/3

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

Send Tax Notice to:
Verranzno Davis
2022 Amberley Woods Trail
Helena, AL 35080

STATE OF ALABAMA)

COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED NINETY-THREE THOUSAND and NO/100 DOLLARS (\$193,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, **THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT** (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantee, **VERRANZNO DAVIS** (hereinafter referred to as Grantee), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 107, according to the Survey of Amberley Woods, 4th Sector, as recorded in Map Book 21, page 14, 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: 2022 Amberley Woods Trail, Helena, AL 35080

\$193,000.00 of the above-recited consideration is being paid with proceeds from a purchase money mortgage being recorded simultaneously herewith.

Effective date of deed is January 28, 2021.

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 Grantee, his 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 25 day of January, 2021.


THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT

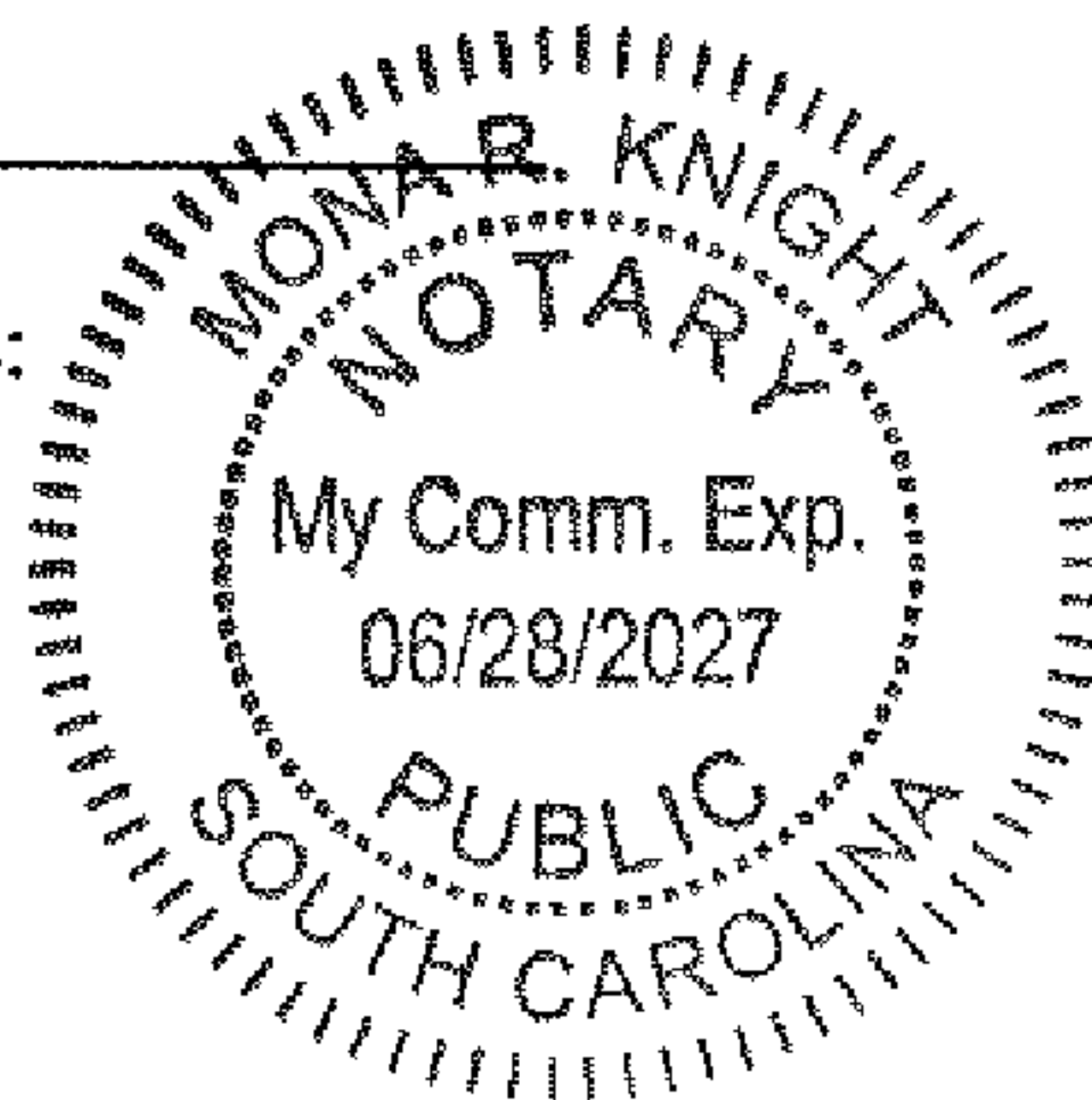

By: **John Fisher**
Title: **Project Manager**

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 **John Fisher**, as Project Manager for the Secretary of Housing and Urban Development, 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, 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 25 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 and DEVELOPMENT and
FHA CASE NO.: 011-757070**

Grantee's Name **VERRANZNO DAVIS**

Mailing Address **40 MARIETTA DR
ATLANTA, AL 30303**

Mailing Address **820 ALDEN AVE
MIDFIELD, AL 35228**

Property Address **2022 AMBERLEY WOODS TRL
HELENA, AL 35080**

Date of Sale **January 28, 2021**

Total Purchase Price **\$193,000.00**

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 **January 28, 2021**

Print **Malcolm S. McLeod**

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

File 210149



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/01/2021 03:30:38 PM
\$29.00 JESSICA
20210201000052760

Form RT-1
Alabama 08/2012 LSS

Allen S. Bayl