

Send tax notice to:
Haley Anna Turnage
162 Reese Drive
Alabaster, AL 35007
PEL2100016

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

STATE OF ALABAMA
COUNTY OF SHELBY

HUD Case #011-658459

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Fifty Four Thousand Five Hundred Thirty Six and 00/100 Dollars (\$154,536.00)**, which can be verified by the Sales Contract, in hand paid to the undersigned, **Secretary of Housing and Urban Development**, whose mailing address is **40 Marietta St., Five Points Plaza, Atlanta, GA 30303** (hereinafter referred to as "Grantor"), grant, bargain, sell and convey unto **Haley Anna Turnage**, whose mailing address is **162 Reese Drive, Alabaster, AL 35007** (herein referred to as grantees), the following described real estate, situated in **Jefferson County, Alabama**, the address of which is **162 Reese Drive, Alabaster, AL 35007**, to wit:

Lot 19, according to the Map of Ironwood, as recorded in Map Book 32, Page 88, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

Subject to ad valorem taxes for the current year, and subsequent years.

Subject to restrictions, reservations, conditions, and easement of record

Subject to any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

\$123,629.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

To Have and To Hold to the said grantee, their heirs and assigns forever.
Grantor makes no warrant or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that Grantor has neither permitted or suffered any lien, encumbrances or adverse claim to the property described herein since the date of the acquisition thereof by Grantor.

This Deed shall be made effective on February 18, 2021.

20210226000098470 02/26/2021 02:40:54 PM DEEDS 2/3

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 12
day of February, 2021.

Secretary of Housing & Urban Development

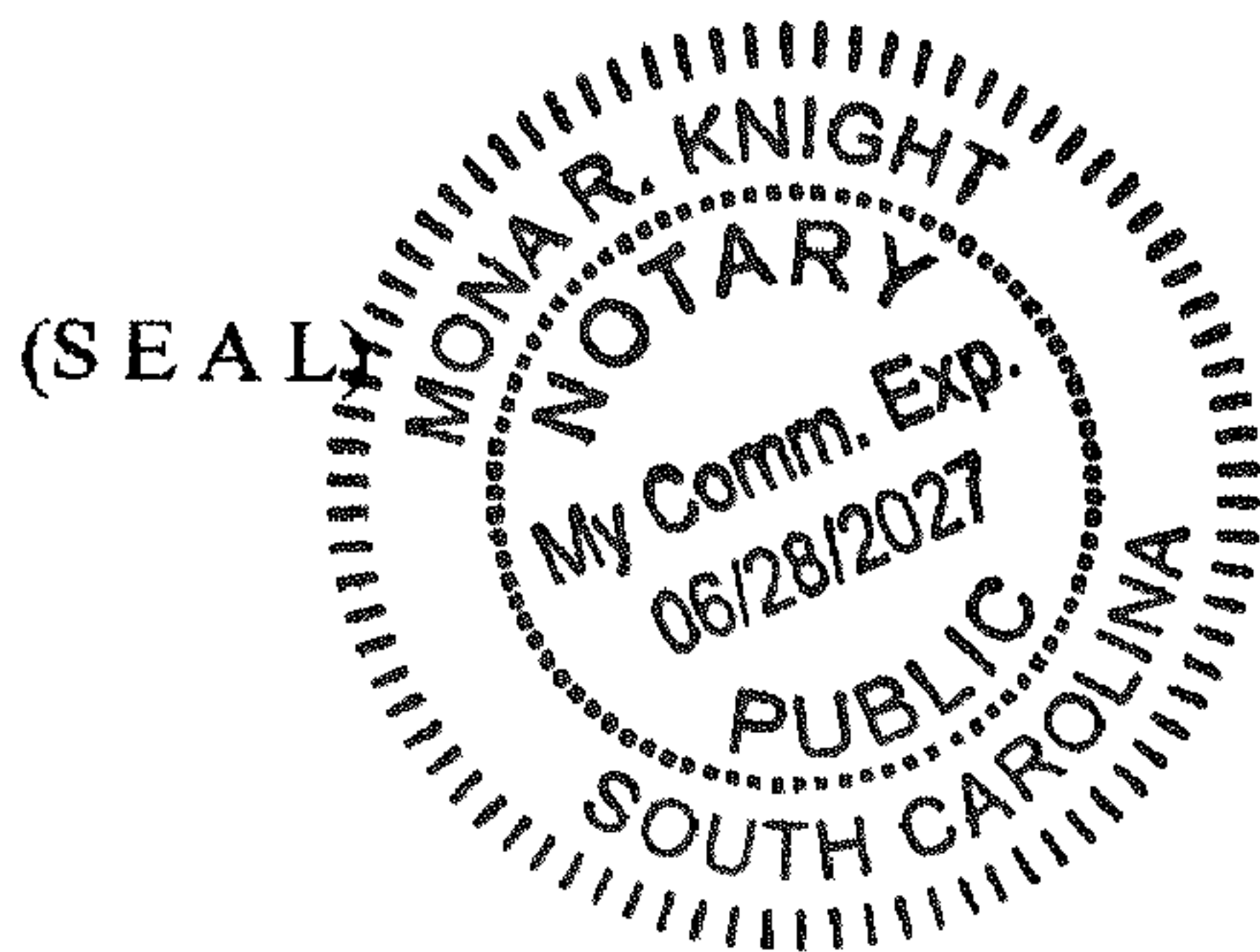
By: John Fisher

Its: Project Manager

STATE OF SOUTH CAROLINA,
CHARLESTON County

I, The Undersigned, a notary for said County and in said State, hereby certify that
John Fisher, whose name as Project Manager of
Secretary of Housing & Urban Development, is signed to the foregoing instrument, and who is
known to me, acknowledged before me on this day that, being informed the contents of said
instrument, he/she, as such officer and with full authority, executed the same voluntarily on the
day the same bears date.

WITNESS my hand and official seal in the county and state aforesaid this the 12 day
of February, 2021.



Monar R. Knight
Notary Public
My Commission Expires: 06/08/2027

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	Haley Anna Turnage
Mailing Address	40 Marietta St., Five Points Plaza	Mailing Address	162 Reese Drive
	Atlanta, GA 30303		Alabaster AL 35007
Property Address	162 Reese Drive	Date of Sale	2/18/2021
	Alabaster AL 35007	Total Purchase Price	\$ 154,536
		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 type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" 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 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 2/25/21 Print Skyler Murphy

☐ Unattested ☐ (verified by) Sign [Signature] (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
 02/26/2021 02:40:54 PM
 \$59.00 CHARITY
 20210226000098470

Allen S. Bayl