

SEND TAX NOTICE TO:
Felipe Wrzesmska and Thais Silva Ceratto
4970 Hwy 30
Wilsonville AL 35186

STATUTORY WARRANTY DEED with survivorship

STATE OF ALABAMA
COUNTY OF JEFFERSON

Know all men by these presents: That in consideration of One Hundred Seventeen Thousand Dollars and NO/100 (\$117,000.00) to the undersigned The Secretary of Housing and Urban Development (hereinafter referred to as "Grantor") by Felipe Wrzesmska and Thais Silva Ceratto Hereinafter referred to as "Grantee"), as joint tenants, with right of survivorship, the receipt of which is hereby acknowledged, grantor does, by these presents hereby grant, bargain, sell and convey unto Grantee in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 3, according to the Survey of Lay Lake Farms Estates, as recorded in Map Book 9, Page 178, in the Office of the Judge of Probate of Shelby County, Alabama.

Together with a 2009 30X68 Platinum Model # P-605-1; Beige in color, manufactured home, comprised of two sections and bearing serial numbers PHAL01192A and PHAL01192B, and is now permanently affixed to the real property hereinabove described and is considered a part thereof.

SUBJECT TO EASEMENTS, RESTRICTIONS, AND RIGHTS OF WAY OF RECORD.

Effective Date

TO HAVE AND TO HOLD to the said grantee, his, heirs and assigns forever.

AND THE GRANTOR, DOES HEREBY COVENANT with the Grantee, as joint tenants, with right of survivorship, 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, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

IN WITNESS WHEREOF I/WE have hereunto set MY/OUR hand(s) and seal(s), this
9 day of June, 2021

Secretary of Housing and Urban Development

BY: [Signature]
AM Contractor for HUD

BY: Kate Connor

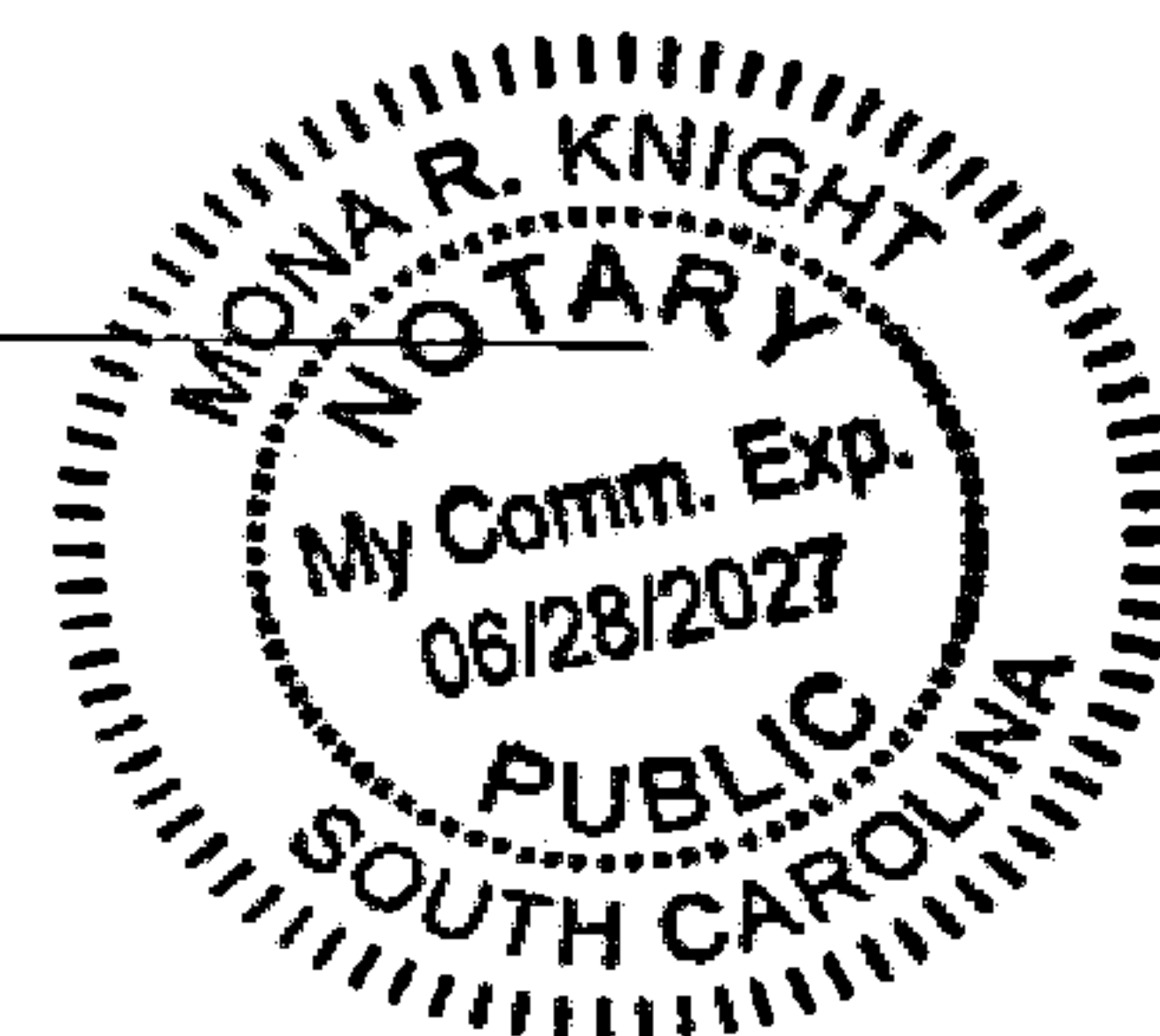
For: _____

STATE OF South Carolina
COUNTY OF Charleston

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that
Kate Connor, whose name as Contract 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, 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 the 9 day of June 2021

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 Dev.	Grantee's Name	Felipe Wrzesmska and Thais Silva Ceratto
Mailing Address	31 Civic Center Plaza Rm 7015 Santa Ana Ca 92701 FHA Case #011-667281	Mailing Address	4970 Hwy 30 Wilsonville AL 35186
Property Address	4970 Hwy 30 Wilsonville AL 35186	Date of Sale	June 9, 2021
		Total Purchase Price or Actual Value or Assessor's Market Value	\$117,000.00 \$

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 June 9, 2021

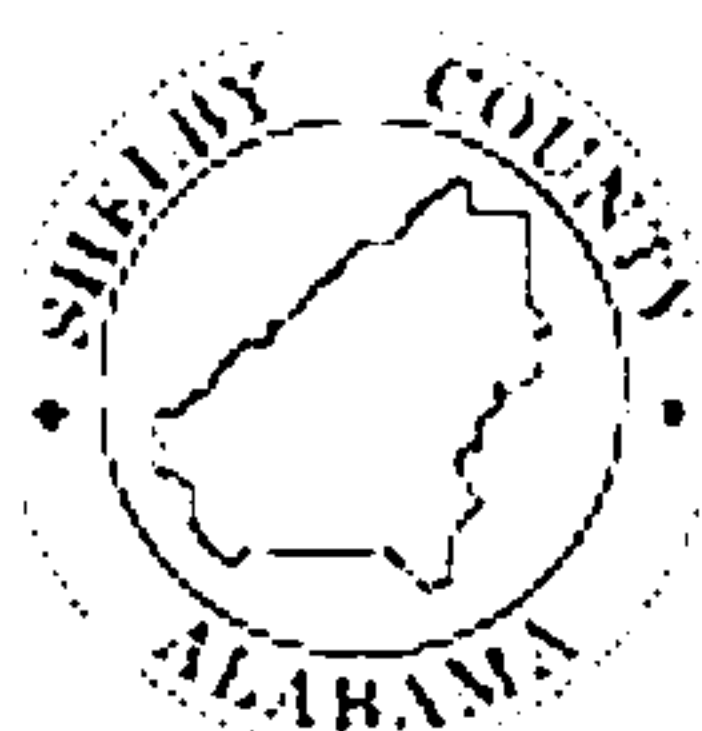
Print Jeremy Parker

Unattested

(verified by)

Sign:

Grantor/Grantee/Owner/Agent (circle one)



Filed and Recorded (verified by)
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/14/2021 03:14:38 PM
 \$145.00 JOANN
 20210614000290060

Allen S. Beryl