

20220512000194800  
05/12/2022 11:51:39 AM  
DEEDS 1/4

Commitment Number: 220269854  
Seller's Loan Number: 916 SW 6th Avenue

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA LLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama.

After Recording Return To:  
ServiceLink, LLC  
1400 Cherrington Parkway  
Moon Township, PA 15108

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**23-1-02-2-002-068.000**

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**SPECIAL/LIMITED WARRANTY DEED**

**ALABAMA HOUSING FINANCE AUTHORITY**, whose mailing address is **7460 HALCYON POINTE, STE. 200, MONTGOMERY, AL 36117**, hereinafter grantor, for \$148,000.00 (One Hundred Forty Eight Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **MATTHEW NICHOLS**, hereinafter grantee, whose tax mailing address is **916 SW 6th Avenue, Alabaster, AL 35007**, the following real property:

**A PARCEL OF LAND IN SHELBY COUNTY, ALABAMA, DESCRIBED AS FOLLOWS: PART OF LOTS 3 AND BLOCK 1 OF THE J.G. LACEY SUBDIVISION, AS RECORDED IN MAP BOOK 3, PAGE 113, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF SAID LOT 4 AND PROCEED EAST ALONG THE NORTH LINE OF SAID LOTS 3 AND 4 FOR A DISTANCE OF 161.98 FEET; TURN ANGLE TO THE RIGHT OF 90 DEGREES 52' 44" AND PROCEED FOR A DISTANCE OF 192.62 FEET TO THE NORTH LINE OF 6TH AVENUE SW; TURN AN ANGLE TO THE RIGHT OF 93 DEGREES 32' 48" AND PROCEED FOR A DISTANCE OF 60.91 FEET; TURN AN ANGLE TO THE LEFT OF 93 DEGREES 30' AND PROCEED FOR A DISTANCE OF 56.03 FEET TO THE WEST LINE OF SAID LOT 3; TURN AN ANGLE TO THE RIGHT OF 87 DEGREES 31' 55" AND PROCEED ALONG SAID LINE FOR A DISTANCE OF 131.87 FEET TO THE POINT OF BEGINNING.**

**PARCEL ID: 23-1-02-2-002-068.000**

**Property Address is: 916 SW 6th Avenue, Alabaster, AL 35007**

**BEING THE SAME PROPERTY CONVEYED FROM MICHAEL CORVIN, AUCTIONEER TO ALABAMA HOUSING FINANCE AUTHORITY DATED 01/07/2022 AND RECORDED 01/13/2022 IN DEED INST # 202201130000155470 OF SHELBY COUNTY RECORDS.**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Grantor will warrant and defend against all lawful claims of all persons claiming by, through or under grantor, and no others.

Executed by the undersigned on April 29, 2022:

**ALABAMA HOUSING FINANCE AUTHORITY**

By: [Signature]  
Name: Anthony Box

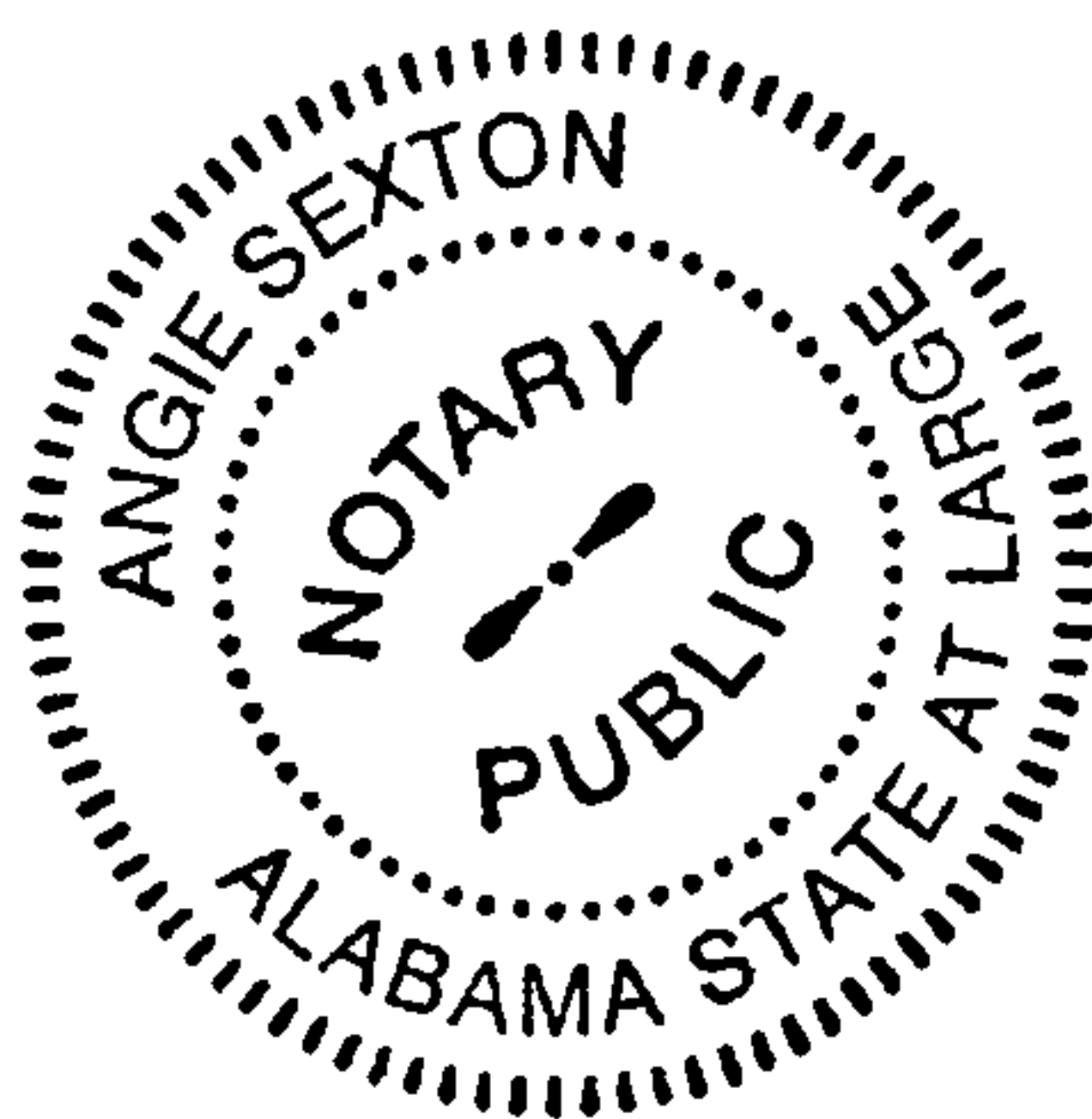
Its: Servicing Administrator

STATE OF Alabama  
COUNTY OF Montgomery

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that Anthony Box its Servicing Administrator on behalf of the Grantor **ALABAMA HOUSING FINANCE AUTHORITY** is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, he/she, executed the same in his/her capacity as Servicing Administrator and with full authority executed the same voluntarily for and as the act of said Grantor corporation, acting in its capacity as set out in the signature area above and as described in this acknowledgement/notarial statement on behalf of aforementioned Grantor corporation, as on the day the same bears date.

Given under my hand an official seal this 29 day of April, 2022

[Signature]  
Notary Public



My Commission Expires 09/28/25

**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  
Mailing Address 7460 HALCYON POINTE, STE.  
200, MONTGOMERY, AL 36117

Grantee's Name MATTHEW NICHOLS

Mailing Address

Property Address 916 SW 6th Avenue, Alabaster,  
AL 35007

Date of Sale 04/29/2022

Total Purchase Price 148,000.00

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 05/12/2022

Print Michael Webb

Unattested

Sign

(verified by)

(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  
05/12/2022 11:51:39 AM  
\$179.00 JOANN  
20220512000194800

*Allen S. Bayl*