This instrument was prepared by: Daniel Odrezin Daniel Odrezin, LLC 3138 Cahaba Heights Road, St. 100B Birmingham, AL 35243 Send tax notice to: Cheryl Macquarrie 1377 Dearing Downs Circle Helena, AL 35080

#### GENERAL WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

That in consideration of TWO HUNDRED THIRTY SIX THOUSAND AND 00/100 (\$236,000.00) and other good and valuable consideration to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is hereby acknowledged,

## Secretary of U.S. Department of Housing and Urban Development

(herein referred to as Grantor) does by these presents, grant, bargain, sell and convey unto

### Cheryl Macquarrie

(herein referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 24, according to the Survey of Dearing Downs, Third Addition, as recorded in Map Book 8, Page 15, in the Probate Office of Shelby County, Alabama

#### SUBJECT TO ALL MATTERS OF RECORD

\$175,000.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee, his/her heirs and assigns forever.

And Grantor does for itself, its successors and assigns, covenant with Grantee, his/her successors and assigns, that Grantor is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that is has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said Grantee his/her heirs and assigns forever, against the lawful claims of all persons and entities.

IN WITNESS WHEREOF, the said Grantor, by its Authorized Representative, who is authorized to execute this conveyance, has hereto set its signature and seal this 2 day of 3, 2024.

Secretary of U.S. Department of Housing and Urban Development HUD Designated Agent Vernessya Tate Its: as HUD's Designated Agent I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that HUD Designated Agent whose name as of Secretary of U.S. Department 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 and with full authority, executed the same voluntarily for and as the act of said company. Given under my hand and official seal this 27 day of June, 2024 Notary Public My Commission Expires: 6-9-3037

## Real Estate Sales Validation Form

# This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name <u>U.S. Department of Housing and Urbar</u>	Grantee's Name Mailing Address	Cheryl Macquarrie 1377 Dearing Downs Circle
Development  Mailing Address 3575 Piedmont Road	Maining Additess	Helena, AL 35080
Building 15 Suite L 120		
Atlanta, GA. 30305	Date of Sale	July 1, 2024
	Total Purchase Pri	ce <u>\$236,000.00</u>
Property Address 1377 Dearing Downs Circle	Or	Δh
Helena, AL 35080	Actual Value	<u>\$</u>
	Or Assessor's Market	Value \$
The purchase price or actual value claimed on this form one) (Recordation of documentary evidence is not require		ving documentary evidence: (check
Bill of Sale	praisal	
<u></u>	her:	
X Closing Statement		
If the conveyance document presented for recordation confidence of this form is not required.	ontains all of the required in	formation referenced above, the filing
Ir	nstructions	
Grantor's name and mailing address - provide the name of current mailing address.	of the person or persons con	veying interest to property and their
Grantee's name and mailing address - provide the name of conveyed.	of the person or persons to v	whom interest to property is being
Property address - the physical address of the property be interest to the property was conveyed.	eing conveyed, if available.	Date of Sale - the date on which
Total purchase price - the total amount paid for the purch the instrument offered for record.	hase of the property, both re	al and personal, being conveyed by
Actual value - if the property is not being sold, the true value instrument offered for record. This may be evidenced assessor's current market value.		
If no proof is provided and the value must be determined valuation, of the property as determined by the local offi property tax purposes will be used and the taxpayer will	cial charged with the respon	nsibility of valuing property for
I attest, to the best of my knowledge and belief that the infurther understand that any false statements claimed on the Code of Alabama 1975 § 40-22-1 (h).		
Date: July 1, 2024	Print: W	non Andresson
		The Marian
Unattested (varified by)	Sign W	MON ( White the state of the st
Filed and Recorded (verified by) Official Public Records	(Grantor/Gra	antee/Owner/Agent) circle one
Judge of Probate, Shelby County Alabama, County Clerk		Form RT-1

Shelby County, AL

20240703000202800

**\$89.00 PAYGE** 

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