

This instrument was prepared by:

Daniel Odrezin
Daniel Odrezin, LLC
3138 Cahaba Heights Rd, Ste 100B
Birmingham, Alabama 35243

Send tax notice to:

Chris Johnson and Sarah Crowell Johnson
209 Park Crest Run
Chelsea, AL 35043

SPECIAL WARRANTY DEED - Jointly for Life with Remainder to Survivor

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of **THREE HUNDRED TWENTY NINE THOUSAND THREE HUNDRED SIXTY AND 00/100 DOLLARS (\$329,360.00)** to the undersigned grantor, **Secretary of U. S. Department of Housing and Urban Development**, (herein referred to as GRANTOR) in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **Chris Johnson and Sarah Crowell Johnson**, (herein referred to as Grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them 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 1326, according to the Plat of Chelsea Park 13th Sector, recorded at Map Book 55, Page 53A and 53B, in the Office of the Judge of Probate, Shelby County, Alabama.

\$335,022.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

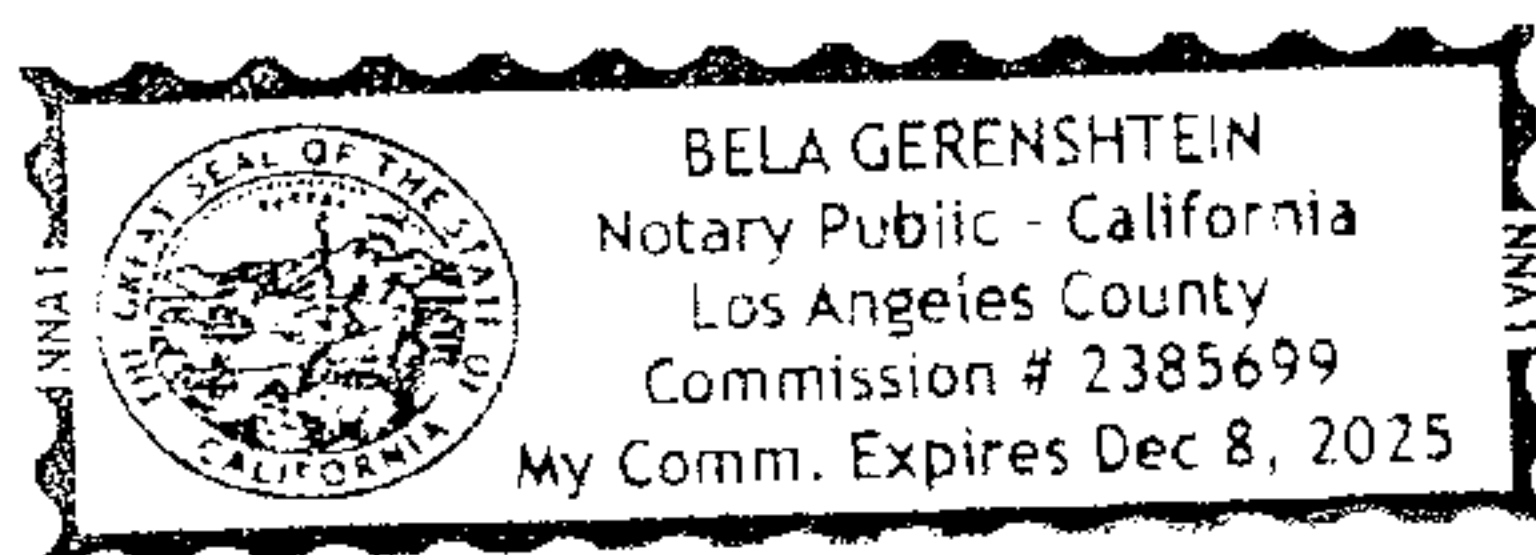
SUBJECT TO ALL MATTERS OF RECORD

TO HAVE AND TO HOLD unto the said grantees, as joint tenants, with right of survivorship, their heirs and assigns forever, 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.

And the Grantor does hereby covenant with the Grantees, 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 shall 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, the said Grantor, by its Authorized Representative, who is authorized to execute this conveyance, has hereto set its signature and seal this 23 day of May, 2025.

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



By: *Diana Alon*
HUD Designated Agent

STATE OF California

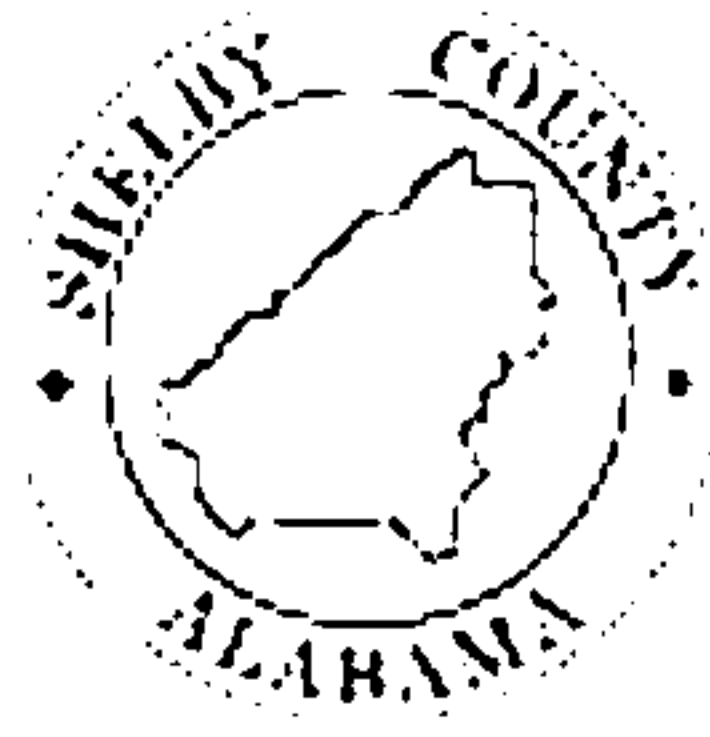
COUNTY OF Los Angeles)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Diana Alon whose name as **Designated Agent 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, they, as such **Designated Agent** and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 23rd day of May, 2025

[Signature]
Notary Public

My Commission Expires: Dec 8, 2025



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/27/2025 01:33:54 PM
 \$29.00 PAYGE
 20250527000161070

Allen S. Bayl

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	Chris Johnson and Sarah C. Johnson
Mailing Address	451 7th Street S.W. Washington, DC 20410	Mailing Address	209 Park Crest Run Chelsea, AL 35043
Property Address	209 Park Crest Run Chelsea, AL 35043	Date of Sale	04/18/2025
		Total Purchase Price	\$329,360.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other _____
<input 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 5/23/25

☒ Unattested

(verified by)

Print Shannon Anderson

Sign Shannon Anderson
 (Grantor/Grantee/Owner/Agent) circle one