

**This instrument was prepared by:**  
Daniel Odrezin  
Daniel Odrezin, LLC  
3138 Cahaba Heights Rd, Ste 100B  
Birmingham, Alabama 35201

**Send tax notice to:**  
Jessica Williams  
9458 Brook Forest Circle  
Helena, AL 35080

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA )

COUNTY OF SHELBY)

That in consideration of **TWO HUNDRED TWENTY SEVEN THOUSAND AND 00/100 DOLLARS (\$227,000.00)** to the undersigned grantor, **Secretary of U.S. Department of Housing and Urban Development**, (herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **Jessica Williams** (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

**Lot 15-A, according to the Survey of Brook Forest Addition to Wyndham, Phase Two, as recorded in Map Book 30, Page 85, in the Probate Office of Shelby County, Alabama.**

**SUBJECT TO ALL MATTERS OF RECORD**

**\$181,600.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.**

TO HAVE AND TO HOLD unto the said grantee, its successors and assigns forever.

And the Grantor does hereby covenant with the Grantee, 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 12th day of September, 2025.

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

By:

*Diana Alon*  
**HUD Designated Agent Diana Alon**

**STATE OF** \_\_\_\_\_

**COUNTY OF** \_\_\_\_\_

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that \_\_\_\_\_ whose name as **Designated Agent 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, 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 \_\_\_\_\_ day of September, 2025.

\_\_\_\_\_  
Notary Public

My Commission Expires: Dec 8, 2025

### ACKNOWLEDGMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Los Angeles )

On September 12th 2025 before me, Bela Gerenshtein, Notary Public  
(insert name and title of the officer)

personally appeared Diana Alon who  
proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the  
within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized  
capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of  
which the person(s) acted, executed the instrument.

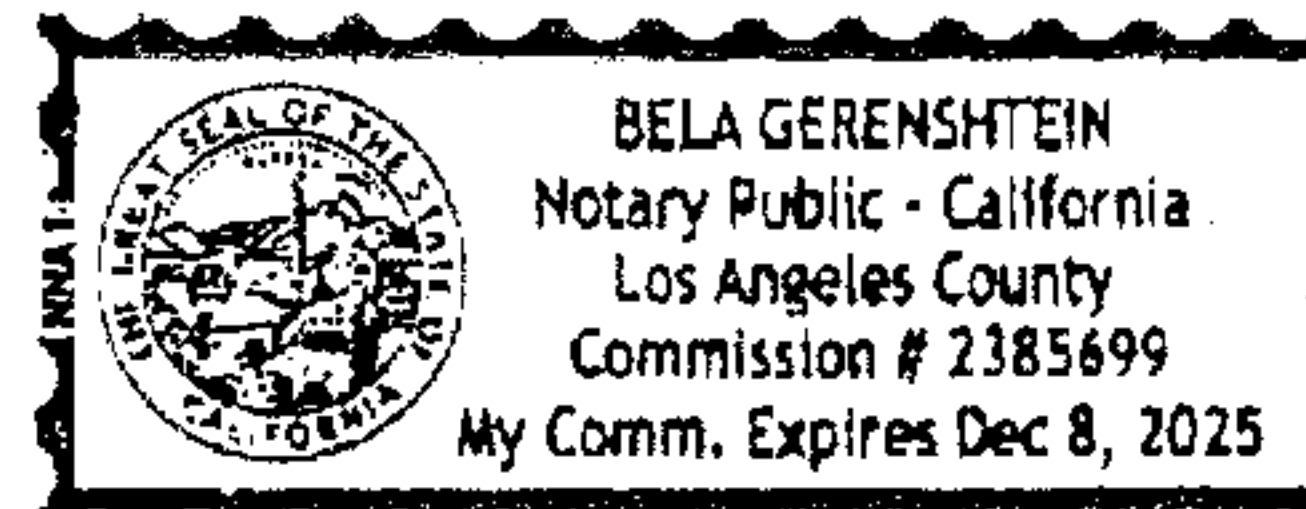
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is  
true and correct.

WITNESS my hand and official seal.

Signature



(Seal)





Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 09/19/2025 01:13:40 PM  
 \$76.50 KELSEY  
 20250919000288570

*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	<u>Secretary of Housing and Urban Development</u>	Grantee's Name	<u>Jessica Williams</u>
Mailing Address	<u>451 7th St SLO</u> <u>Washington, DC 20410</u>	Mailing Address	<u>9458 Brook Forest Circle</u> <u>Helena, AL 35080</u>
Property Address	<u>9458 Brook Forest Circle</u> <u>Helena, AL 35080</u>	Date of Sale	<u>September 12, 2025</u>
		Total Purchase Price	<u>\$227,000.00</u>
		Or	
		Actual Value	<u>\$</u>
		Or	
		Assessor's Market Value	<u>\$</u>

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

☐ Appraisal  
☐ 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 September 12, 2025

Print

Adrienne Foster

☒ Unattested

(verified by)

Sign

Adrienne Foster  
 (Grantor/Grantee/ Owner/Agent) circle one

Form RT-1