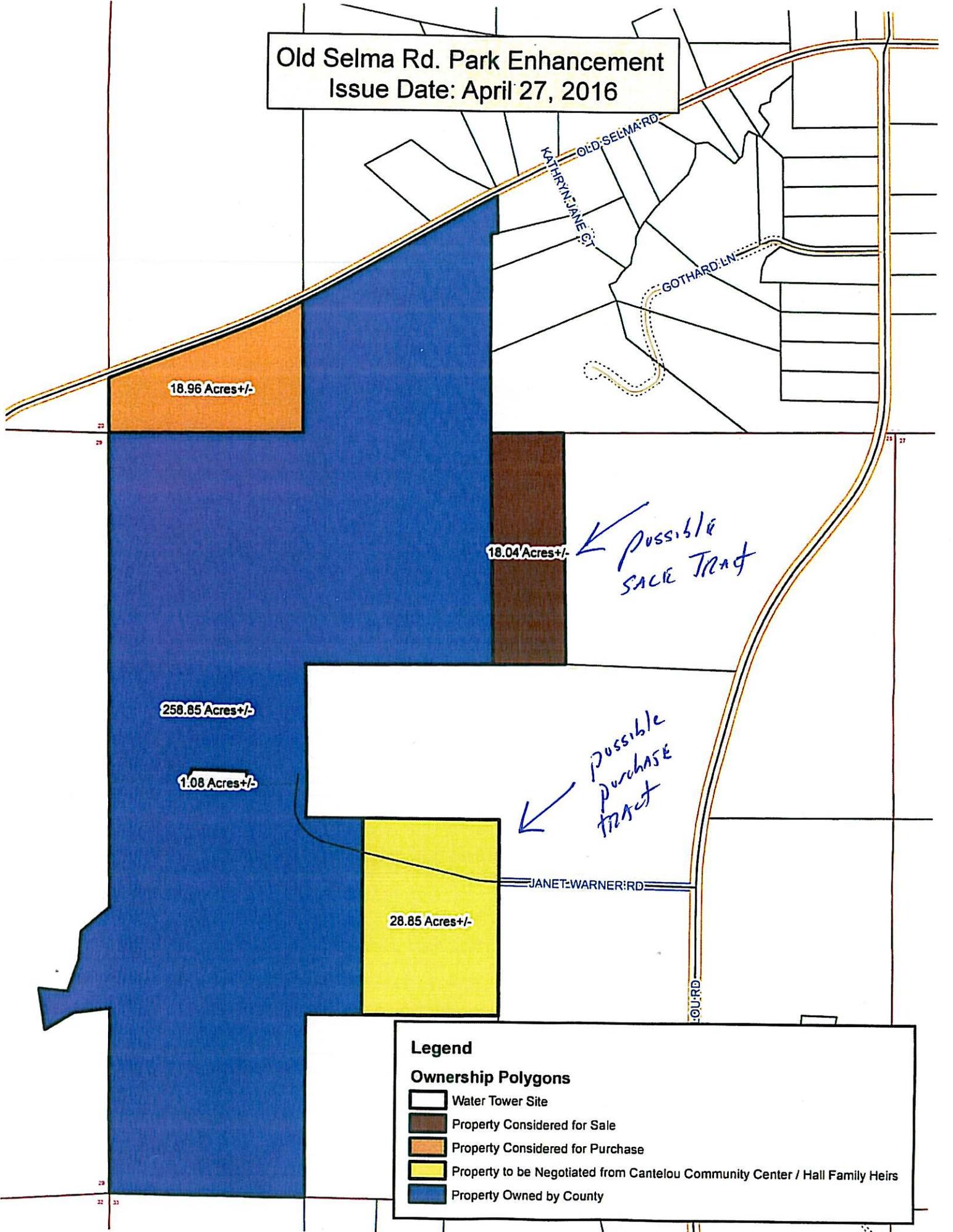


Old Selma Rd. Park Enhancement  
Issue Date: April 27, 2016



**Legend**

**Ownership Polygons**

- Water Tower Site
- Property Considered for Sale
- Property Considered for Purchase
- Property to be Negotiated from Cantelou Community Center / Hall Family Heirs
- Property Owned by County

A. Settlement Statement (HUD-1)

OMB Approval No. 2502-0265

3. Type of Loan

FHA  RHS  Conv. Unins  VA  Conv. Ins

6. File Number: 8922

7. Loan Number:

8. Mortgage Insurance Case Number:

Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. Name & Address of Borrower:  
Montgomery County Commission  
P.O. Box 1667  
Montgomery, AL 36102

E. Name & Address of Seller:  
Harry D. Poole, Jr. Trustee of  
the Malcolm C. Hall Trust  
16762 Pineapple Highway  
Pineapple, AL 36030

F. Name & Address of Lender:  


3. Property Location:  
174.50 acres, more or less,  
Sections 21 & 28, T16N, R16E  
Montgomery County, AL

H. Settlement Agent:  
Gregory A. Carr, Sr.  
2855 Zelda Road  
Montgomery, AL 36106

TIN:  
Phone: (334) 269-5900

I. Settlement Date: 4/18/2016  
Funding Date: 4/18/2016

Summary of Borrower's Transaction		K. Summary of Seller's Transaction	
<b>10. Gross Amount Due From Borrower</b>		<b>400. Gross Amount Due To Seller</b>	
1. Contract sales price	655,509.80	401. Contract sales price	655,509.80
2. Personal property		402. Personal property	
3. Settlement charges to borrower (line 1400)	73,962.58	403.	
4.		404.	
5.		405.	
<b>Adjustments for items paid by seller in advance</b>		<b>Adjustments for items paid by seller in advance</b>	
6. City/town taxes:		406. City/town taxes:	
to		to	
7. County taxes:		407. County taxes:	
to		to	
8. Assessments:		408. Assessments:	
to		to	
9.		409.	
0.		410.	
1.		411.	
2.		412.	
<b>D. Gross Amount Due From Borrower</b>	<b>729,472.38</b>	<b>420. Gross Amount Due To Seller</b>	<b>655,509.80</b>
<b>0. Amounts Paid By Or In Behalf Of Borrower</b>		<b>500. Reductions In Amount Due To Seller</b>	
1. Deposit or earnest money		501. Excess deposit (see instructions)	
2. Principal amount of new loan(s)		502. Settlement charges to seller (line 1400)	
3. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	9,550.00
1.		504. Payoff of first mortgage loan	
2.		505. Payoff of second mortgage loan	
3.		506. Escrow-Haskell, Slaughter & Gallion	645,821.80
4.		507.	
5.		508.	
6.		509.	
<b>Adjustments for items unpaid by seller</b>		<b>Adjustments for items unpaid by seller</b>	
1. City/town taxes:		510. City/town taxes:	
to		to	
2. County taxes: 10/1/2015-4/18/2016	138.00	511. County taxes: 10/1/2015-4/18/2016	138.00
to		to	
3. Assessments:		512. Assessments:	
to		to	
4.		513.	
5.		514.	
6.		515.	
7.		516.	
8.		517.	
9.		518.	
0.		519.	
<b>Total Paid By/For Borrower</b>	<b>138.00</b>	<b>520. Total Reduction Amount Due Seller</b>	<b>655,509.80</b>
<b>Cash At Settlement From/To Borrower</b>		<b>600. Cash At Settlement To/From Seller</b>	
Gross amount due from borrower (line 120)	729,472.38	601. Gross amount due to seller (line 420)	655,509.80
Less amounts paid by/for borrower (line 220)	138.00	602. Less reductions in amount due seller (line 520)	655,509.80
<b>Cash <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower</b>	<b>729,334.38</b>	<b>603. Cash <input checked="" type="checkbox"/> To <input type="checkbox"/> From Seller</b>	<b>0.00</b>

Public Reporting Burden for this collection of information is estimated at 35 minutes per response for collecting, reviewing, and reporting the data. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. No confidentiality is assured; this disclosure is mandatory. This is intended to provide the parties to a RESPA covered transaction with information during the settlement process.

729,472.38 / 174.5 \$4180/acre plus attorney fees

HUD-1

L. Settlement Charges		File Number: 8922	Loan Number:			
<b>700. Total Real Estate Broker Fees</b>						
Division of Commission (line 700) as follows:						
701. \$65,550.98	to Frank Thomas & Associates, LLC					
702. \$	to					
703. Commission paid at settlement						
704.					65,550.98	
<b>800. Items Payable In Connection With Loan</b>						
801. Our origination charge						
802. Your credit or charge (points) for the specific interest rate chosen	\$			(from GFE #1)		
803. Your adjusted origination charges	\$			(from GFE #2)		
804. Appraisal fee to Capital Real Estate Services, LLC						
805. Credit report to					2,000.00	
806. Tax service to						
807. Flood certification						
808. Environmental Assessment to Environmental Materials Consultants						
809.					3,080.00	
810.						
811.						
<b>900. Items Required By Lender To Be Paid In Advance</b>						
901. Daily interest charges from 4/18/2016 to 5/1/2016 @ \$ /day						
902. Mortgage insurance premium for 0 months to						
903. Homeowner's insurance for 0 years to						
904.						
905.						
<b>1000. Reserves Deposited With Lender</b>						
1001. Initial deposit for your escrow account						
1002. Homeowner's insurance	months @	per mo	\$	(from GFE #9)		
1003. Mortgage insurance	months @	per mo	\$			
1004. Property taxes	months @	per mo	\$			
1005.	months @	per mo	\$			
1006.	months @	per mo	\$			
1007. Aggregate Adjustment					\$0.00	
<b>1100. Title Charges</b>						
1101. Title services and lender's title insurance						
1102. Settlement or closing fee Gregory A. Carr, Sr.					1,250.00	
1103. Owner's title insurance					\$1,250.00	
1104. Lender's title insurance						
1105. Lender's title policy limit						
1106. Owner's title policy limit					\$655,509.80	
1107. Agent's portion of the total insurance premium						
1108. Underwriter's portion of the total insurance premium						
1109. Title Binder to Central Alabama Title Ctr.						
1110. ALTA 35.3-06 Endorsement to Central Alabama Title Ctr.						50.00
1111.					435.60	
<b>1200. Government Recording and Transfer Charges</b>						
1201. Government recording charges						
1202. Deed \$16.00	Mortgage \$	Release \$		(from GFE #7)	16.00	
1203. Transfer taxes						
1204. City/County tax/stamps: Deed \$						
1205. State tax/stamps: Deed \$						
1206.						
1207.						
1208.						
<b>1300. Additional Settlement Charges</b>						
1301. Required services that you can shop for						
1302.						
1303.						
1304. Survey to Survey South						
1305.						9,500.00
1306.						
1307.						
1308.						
<b>1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)</b>						
					73,962.58	9,550.00

2

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

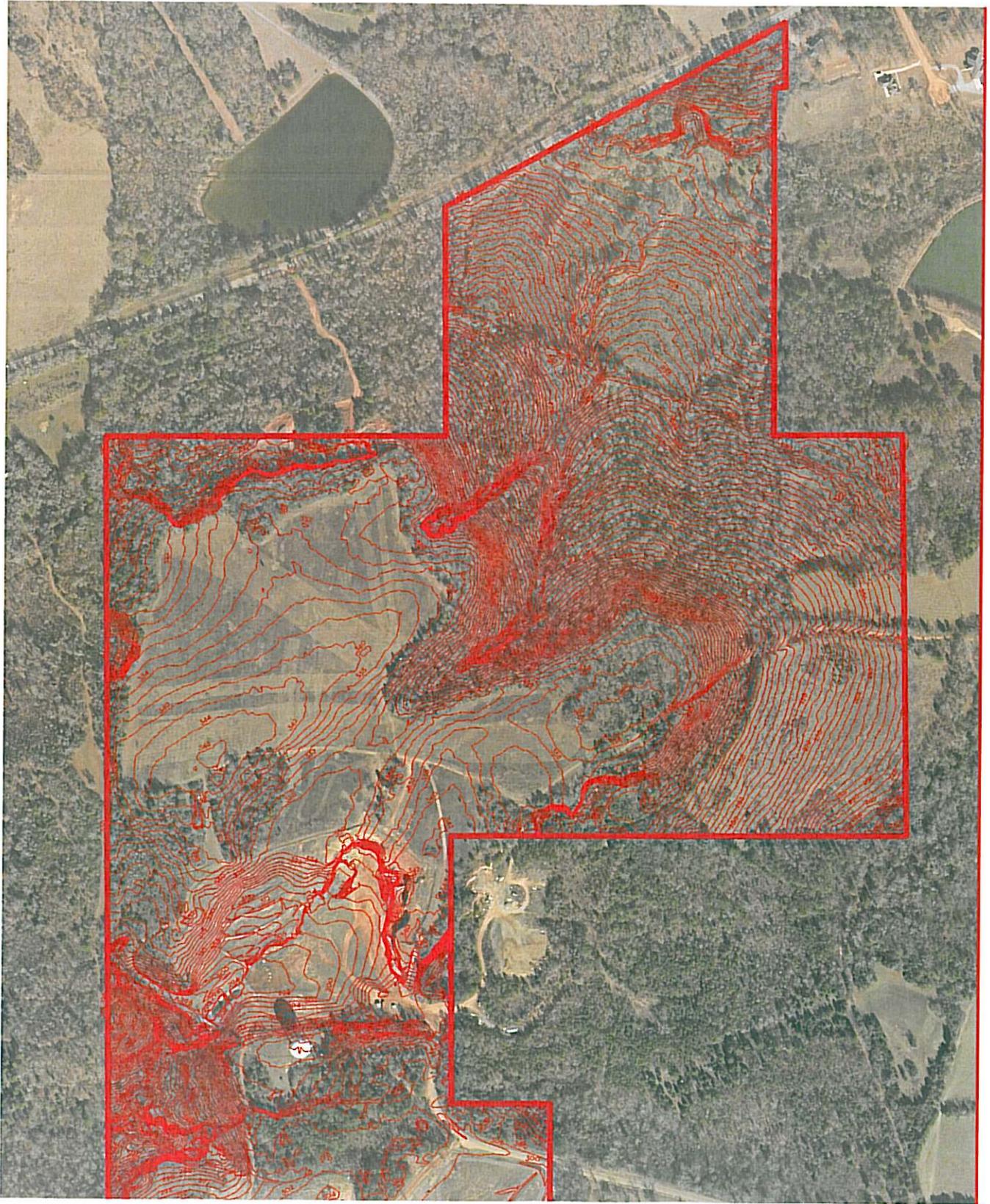
Elton N. Dean, Sr. Buyer/Borrower  
 Montgomery County Commission

Harry D. Poole, Jr. Trustee of Seller  
 the Malcolm C. Hall Trust

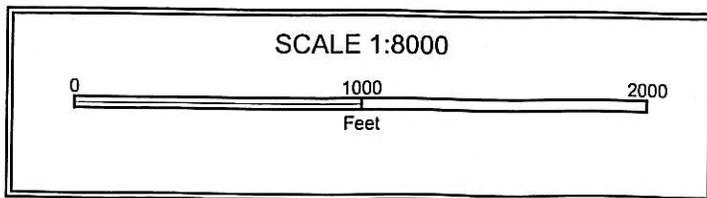
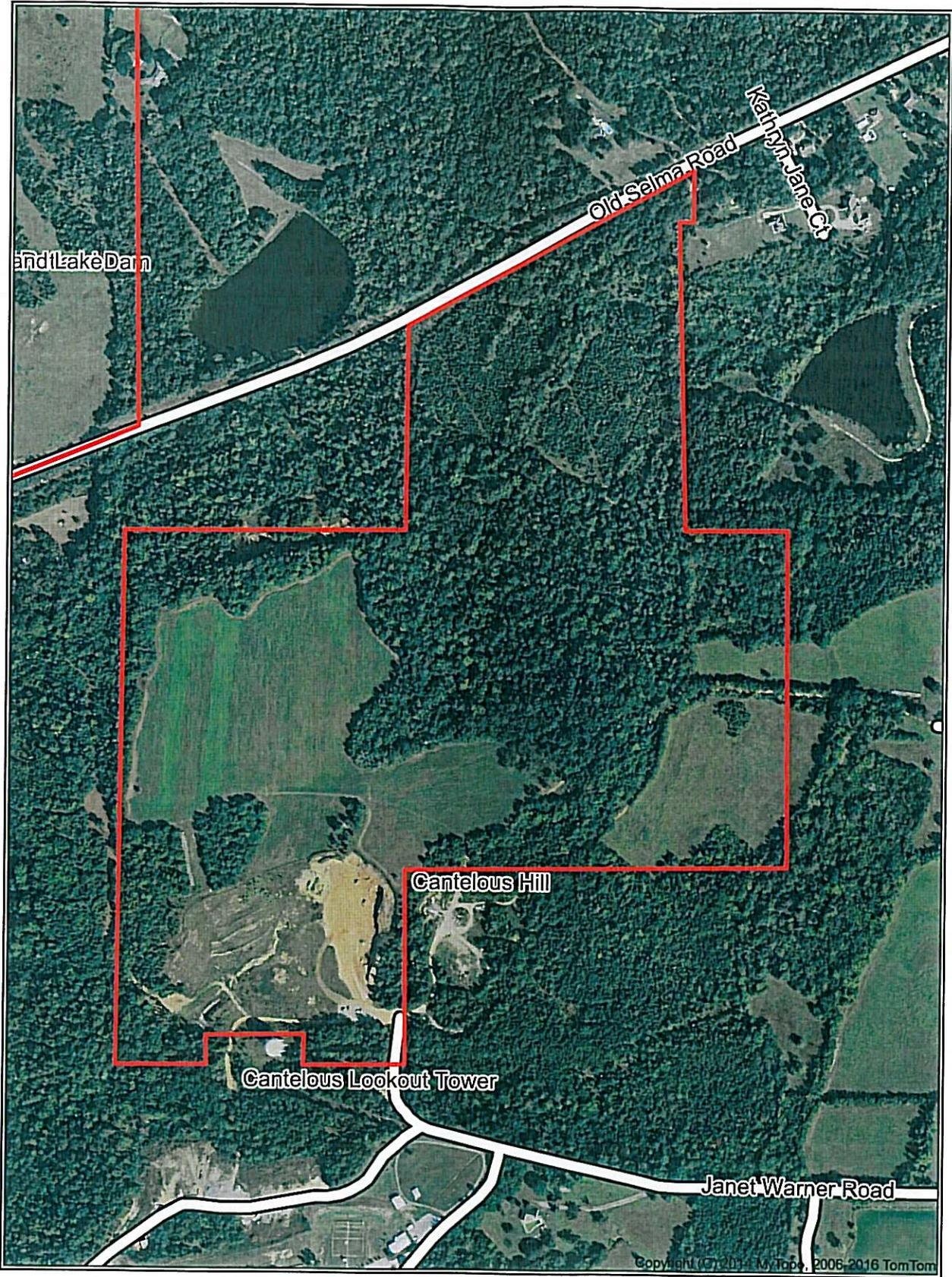
Gregory A. Carr, Sr. Settlement Agent  
 Date 4/18/2016

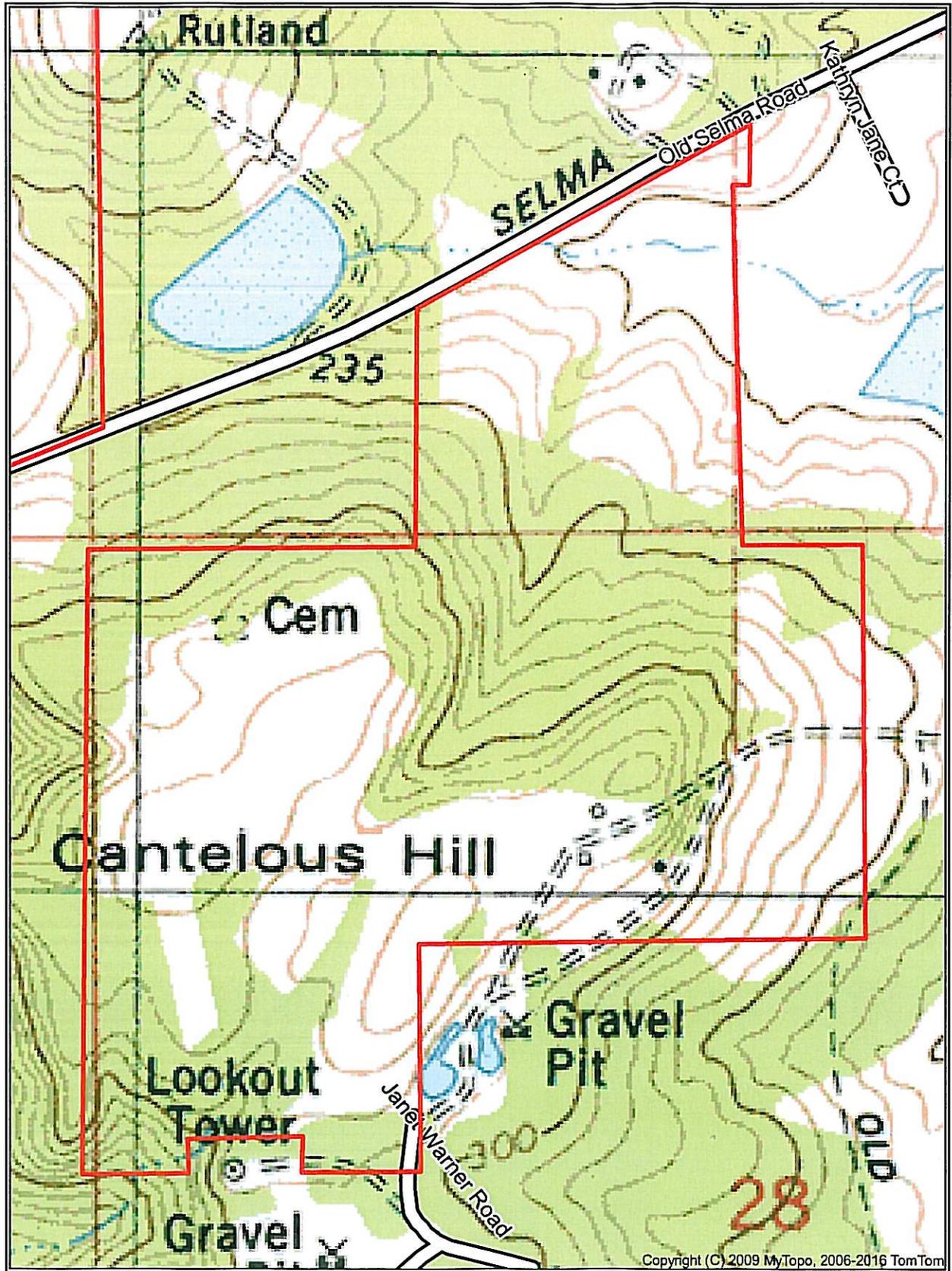
WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine or imprisonment.  
 2009-2012 Easy Soft. Previous editions are obsolete.

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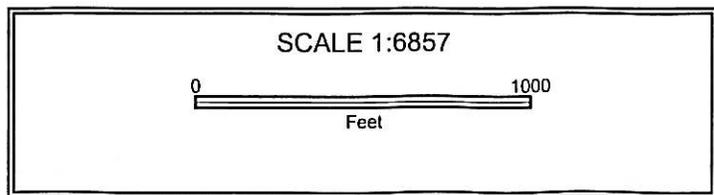


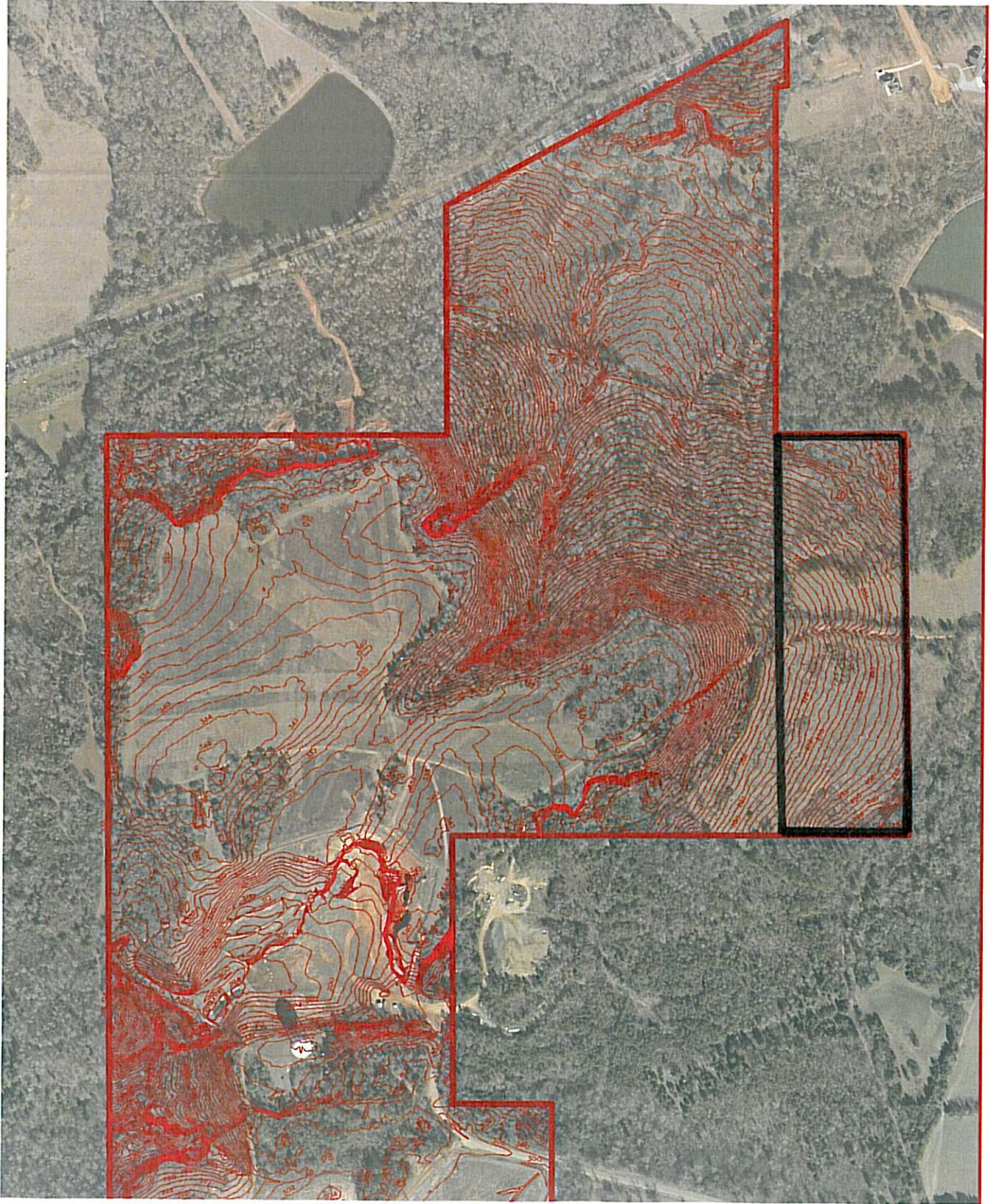
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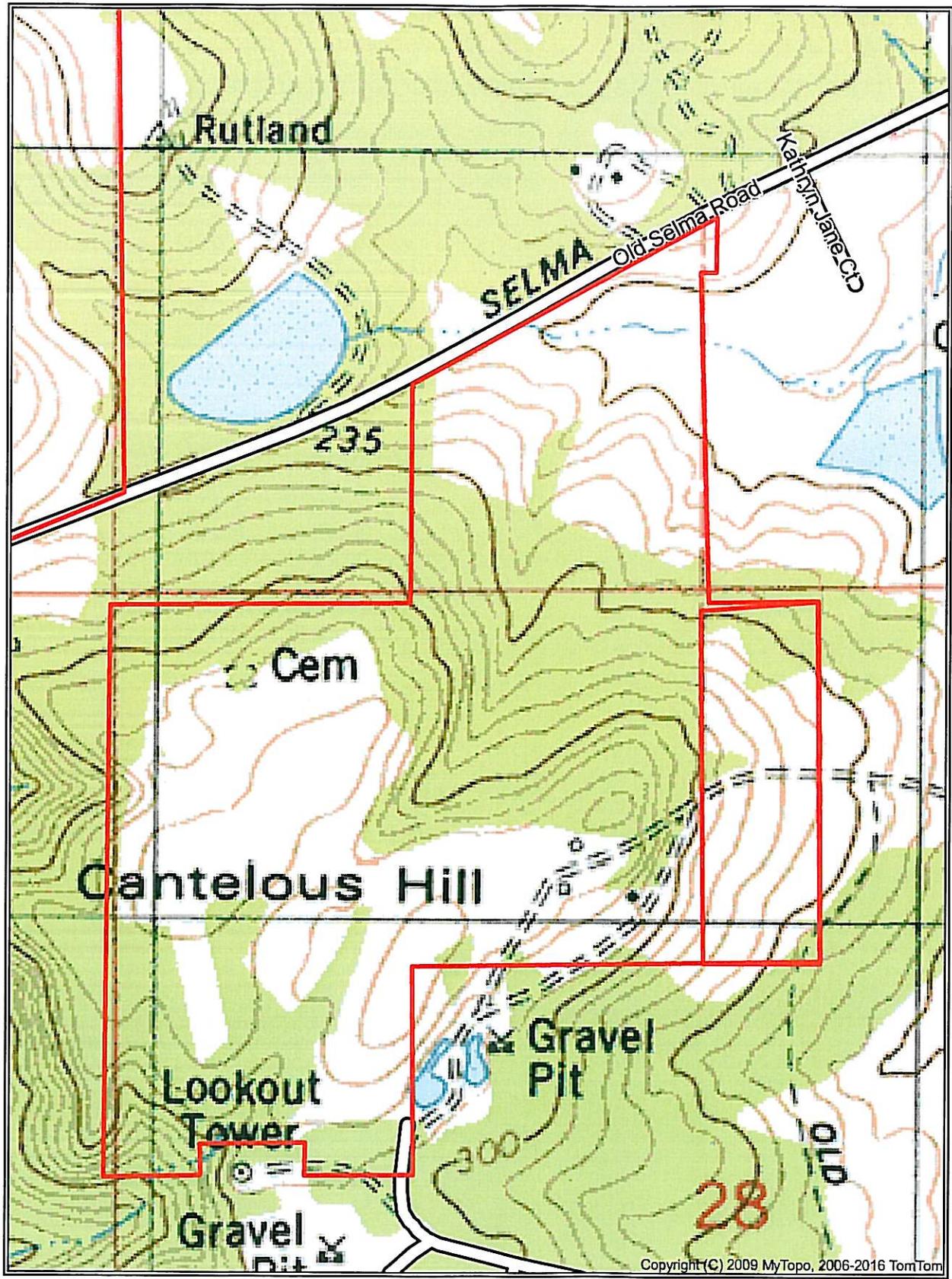
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