A. Settlement Statement (HUD-1)

B. Type of Loan			
1.☐ FHA 2.☐ RHS 3.☐ Conv. Unins 4.☐ VA 5.☐ Conv. Ins 6.☐ Commercial	6. File Number:	7. Loan Number:	8. Mortgage Insurance Case Number:

C. 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: City of Ozark, Alabama, a municipal corporation P.O. Box 1987 Ozark, AL 36361	E. Name & Address of Seller: James Howard Peters 617 Jodie Parker Road Ozark, AL 36360	F. Name & Address of Lender:
G. Property Location: 66 acres +- off Roy Parker Road Ozark, AL 36360 Lot: Block:	H. Settlement Agent: Joe W. Adams-Attorney at Law Post Office Box 1487 Ozark, AL 36361 Place of Settlement: Post Office Box 1487 Ozark, AL 36361	TIN: 20-1958381 Phone: (334) 774-5533 I. Settlement Date: 3/27/2025 Funding Date: 3/27/2025

J. Summary of Borrower's Transaction		K. Summary of Seller's Transaction	
100. Gross Amount Due From Borrower		**400. Gross Amount Due To Seller**	
101. Contract sales price	343,000.00	401. Contract sales price	343,000.00
102. Personal property		402. Personal property	
103. Settlement charges to borrower (line 1400)	987.00	403.	
104.		404.	
105.		405.	
Adjustments for items paid by seller in advance		**Adjustments for items paid by seller in advance**	
106. City/town taxes:		406. City/town taxes:	
to		to	
107. County taxes:		407. County taxes:	
to		to	
108. Assessments:		408. Assessments:	
to		to	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. Gross Amount Due From Borrower	343,987.00	**420. Gross Amount Due To Seller**	343,000.00
200. Amounts Paid By Or In Behalf Of Borrower		**500. Reductions In Amount Due To Seller**	
201. Deposit or earnest money		501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)		502. Settlement charges to seller (line 1400)	
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff of first mortgage loan	
205.		505. Payoff of second mortgage loan	
206. General Obligation Bond	300,000.00	506. General Obligation Bond	300,000.00
207.		507.	
208.		508.	
209.		509.	
Adjustments for items unpaid by seller		**Adjustments for items unpaid by seller**	
210. City/town taxes:		510. City/town taxes:	
to		to	
211. County taxes: 10/1/2024-3/27/2025	229.07	511. County taxes: 10/1/2024-3/27/2025	229.07
to		to	
212. Assessments:		512. Assessments:	
to		to	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total Paid By/For Borrower	300,229.07	**520. Total Reduction Amount Due Seller**	300,229.07
300. Cash At Settlement From/To Borrower		**600. Cash At Settlement To/From Seller**	
301. Gross Amount due from borrower (line 120)	343,987.00	601. Gross amount due to seller (line 420)	343,000.00
302. Less amounts paid by/for borrower (line 220)	300,229.07	602. Less reductions in amount due seller (line 520)	300,229.07
303. Cash ☒ From ☐ To Borrower	43,757.93	**603. Cash ☒ To ☐ From Seller**	42,770.93

The 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 designed to provide the parties to a RESPA covered transaction with information during the settlement process.

L. Settlement Charges File Number: Loan Number:	Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
700. Total Real Estate Broker Fees		
Division of Commission (line 700) as follows:		
701. $ to		
702. $ to		
703. Commission paid at settlement		
704.		
800. Items Payable In Connection With Loan		
801. Our origination charge $		
802. Your credit or charge (points) for the specific interest rate chosen $		
803. Your adjusted origination charges		
804. Appraisal fee to		
805. Credit report to		
806. Tax service to		
807. Flood certification		
808.		
809.		
810.		
811.		
900. Items Required By Lender To Be Paid In Advance		
901. Daily interest charges from 3/27/2025 to 4/1/2025 @ $ /day		
902. Mortgage insurance premium for 0 months to		
903. Homeowner's insurance for 0 years to		
904.		
905.		
1000. Reserves Deposited With Lender		
1001. Initial deposit for your escrow account		
1002. Homeowner's insurance months @ per mo $		
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		
1100. Title Charges		
1101. Title services and lender's title insurance	750.00	
1102. Settlement or closing fee to Joe W. Adams $750.00		
1103. Owner's title insurance		
1104. Lender's title insurance		
1105. Lender's title policy limit $		
1106. Owner's title policy limit $		
1107. Agent's portion of the total insurance premium $		
1108. Underwriter's portion of the total insurance premium $		
1109.		
1110.		
1111.		
1200. Government Recording and Transfer Charges		
1201. Government recording charges	16.00	
1202. Deed $16.00 Mortgage $ Release $		
1203. Transfer taxes City - no tax stamp	1.00	
1204. City/County tax/stamps: Deed $ Mortgage $		
1205. State tax/stamps: Deed $ Mortgage $		
1206. $		
1207. $		
1300. Additional Settlement Charges		
1301. Required services that you can shop for		
1302.		
1303.		
1304.		
1305. Title Search Expense to Joe W. Adams	220.00	
1306.		
1307.		
1308.		
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)	987.00	

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.

City of Ozark, Alabama, Buyer/Borrower

James Howard Peters
James Howard Peters Seller

a municipal corporation Buyer/Borrower

Seller

This Settlement Statement which I've prepared is a true and accurate account of this transaction. I've caused or will cause the funds to be disbursed in accordance with this statement.

Joe W. Adams
Joe W. Adams-Attorney at Law Settlement Agent

3/27/2025
Date

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.

HUD-1