

A. SETTLEMENT STATEMENT
Final Copy

U.S. Department of Housing
and Urban Development

Wed Sep 02 02:59 PM
OMB No. 2502-0265

B. Type of Loan

1. [] FHA 2. [] FmHA 3. [] Conv. Unins. 4. [] VA 5. [] Conv. Ins. 6. [X] Other	6. File Number	7. Loan Number	8. Mortgage Ins 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 "(POC)" were paid outside the closing; they are shown for informational purposes and are not included in the totals.

D. Name and Address of Borrower Miller, Norman T. Miller, Patsy 7668 Eastman Road Soperton, GA 30457	E. Name and Address of Seller Claude Simon 1204 Springwood Avenue Gibsonville, NC 27249 TIN:	F. Name and Address of Lender
--	--	-------------------------------

G. Property Location 310 Third Street Soperton, GA 30457	H. Settlement Agent Tom Everett	I. Settlement Date 09/15/2009 Disbursement Date 09/15/2009
--	--	---

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	120,000.00	401. Contract sales price	120,000.00
102. Personal property		402. Personal property	
103. Settlement charges to borrower (line 1400)	682.00	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 to		406. City/town taxes to	
107. County taxes to		407. County taxes to	
108. Assessments to		408. Assessments to	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. Gross Amount Due From Borrower	120,682.00	420. Gross Amount Due To Seller	120,000.00
200. Amounts Paid By Or In Behalf Of Borrower		500. Reductions In Amount Due Seller	
201. Deposit or earnest money	1,200.00	501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)		502. Settlement charges to seller (line 1400)	7,215.00
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff of first mortgage to	
205.		505. Payoff of second mortgage to	
206.		506.	
207.		507.	
208.		508.	
209.		509.	
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller	
210. City/town taxes 01/01/2009 to 09/15/2009	82.38	510. City/town taxes 01/01/2009 to 09/15/2009	82.38
211. County taxes 01/01/2009 to 09/15/2009	863.19	511. County taxes 01/01/2009 to 09/15/2009	863.19
212. Assessments to		512. Assessments to	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total Paid By/For Borrower	2,145.57	520. Total Reduction Amount Due Seller	8,160.57
300. Cash at Settlement From/To Borrower		600. Cash at Settlement To/From Seller	
301. Gross amount due from borrower (line 120)	120,682.00	601. Gross amount due to seller (line 420)	120,000.00
302. Less amounts paid by/for borrower (line 220)	(2,145.57)	602. Less reductions in amt. due seller (line 520)	(8,160.57)
303. Cash <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	118,536.43	603. Cash <input checked="" type="checkbox"/> To <input type="checkbox"/> From Seller	111,839.43

SUBSTITUTE FORM 1099 STATEMENT: The information contained in Blocks E, G, H, and I and on lines 401 through 407 is important tax information and is being furnished to the Internal Revenue Service. If you are required to file a return, a negligence penalty or other sanction may be imposed on you if this item is required to be reported and the IRS determines that it has not been reported. A 1099-S is not required to be filed if you mark this box [] to provide written assurance that this property is your principal residence and that the full gain on this sale is excluded from gross income under IRS Code Section 121.

Seller 09/15/2009
Claude Simon Date

L. SETTLEMENT CHARGES

700. Total Sales/Broker's Commission based on price \$ 120,000.00 @ 6.00 % = 7,200.00

Division of Commission (line 700) as follows:

701. \$ 7200.00 to Curry Real Estate

702. \$ 0.00 to

703. Commission paid at Settlement to

704.

Paid from
Borrower's
Funds at
SettlementPaid from
Seller's
Funds at
Settlement

7,200.00

800. Items Payable In Connection With Loan

801. Loan Origination Fee 0.0000 % to

802. Loan Discount 0.0000 % to

803. Appraisal Fee to

804. Credit Report to

805.

806.

807.

808.

809.

810.

811.

900. Items Required By Lender To Be Paid In Advance

901. Interest from 09/15/2009 to 09/30/2009 @ \$ 0.000000/day

902. Mortgage Insurance Premium for 0 months to

903. Hazard Insurance Premium for 0

904.

905.

1000. Reserves Deposited With Lender

1001. Hazard insurance 0.0000 months @ \$ 0.00 per month

1002. Mortgage insurance 0 months @ \$ 0.00 per month

1003. City property taxes 0 months @ \$ 0.00 per month

1004. County property taxes 0 months @ \$ 0.00 per month

1005. Annual assessments 0 months @ \$ 0.00 per month

1006.

1007.

1008.

1100. Title Charges

1101. Settlement or closing fee to

150.00

1102. Abstract or title search to Tom Everett

1103. Title examination to

1104. Title insurance binder to

1105. Document preparation to

1106. Notary fees to

1107. Attorney's fees to Tom Everett

400.00

(includes above items numbers:)

1108. Title insurance to

(includes above items numbers:)

1109. Lender's coverage \$ 0.00

1110. Owner's coverage \$ 0.00

1111.

1112.

1113.

1200. Government Recording and Transfer Charges

1201. Recording fees: Deed \$ 12.00 ; Mortgage \$ 0.00 ; Release \$ 0.00

12.00

1202. City/county tax/stamps: Deed \$ 0.00 ; Mortgage \$ 0.00

1203. State tax/stamps: Deed \$ 0.00 ; Mortgage \$ 0.00

1204. Grantor's Tax

120.00

1205.

1300. Additional Settlement Charges

1301. Outgoing Wire Fee to Tom Everett/MB&T

15.00

1302.

1303.

1304.

1305.

1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)

682.00

7,215.00

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.

Borrower	09/15/2009	Seller	09/15/2009
Norman T. Miller	Date	Claude Simon	Date

Borrower	09/15/2009
Patsy Miller	Date

The HUD-1 Settlement Statement which I have prepared is a true and correct account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement.

SETTLEMENT AGENT	09/15/2009
Tom Everett	Date

WARNING: IT IS A CRIME TO KNOWINGLY MAKE FALSE STATEMENTS TO THE UNITED STATES ON THIS OR ANY SIMILAR FORM. PENALTIES UPON CONVICTION CAN INCLUDE A FINE AND IMPRISONMENT. FOR DETAILS SEE: TITLE 18 U.S. CODE SECTION 1001 AND SECTION 1010.