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Shelby Cnty Judge of Probate, AL
08/26/2015 01:42:45 PM FILED/CERT

STATE OF ALABAMA

COUNTY OF SHELBY

Special Warranty Deed

CASE #011-623629

Know all Men by these Presents: That, in consideration of Ninety Seven Thousand Two Hundred and No/100 Dollars (\$97,200.00), the amount of which can be **verified in the Sales Contract** between the parties hereto, and other good and valuable consideration to it in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON, D.C.**, having an address of 40 MARIETTA STREET, FIVE POINTS PLAZA, ATLANTA, GA 30303 (herein referred to as "Grantor") does by these presents grant, bargain, sell and convey unto **GRAY REALTY, LLC**, having an address of 1153 HIBISCUS DRIVE, BIRMINGHAM, AL 35226 (herein referred to as "Grantee") all of Grantor's interest in and to the following described real estate situated in Shelby County, Alabama, to wit:

LOT 51, BLOCK 2, ACCORDING TO THE SURVEY OF BERMUDA LAKE ESTATES, FIRST SECTOR, AS RECORDED IN MAP BOOK 9, PAGE 98, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

Source of Title: Volume 2015, Page 183550

SUBJECT TO: Taxes for the current year and subsequent years which are liens not yet due and payable, and any and all restrictions, easements, exceptions, reservations and rights of way of record, if any.

Property Address: **100 Dolphin Court, Alabaster, AL 35007**

The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

To have and to hold, the above described property together with all and singular the tenements, hereditaments, and appurtenances thereupon belonging or in any way appertaining unto the said Grantee, its successors and assigns, forever.

And the said Grantor does, for itself, its successors and assigns, covenant with said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises, that the premises is free from all encumbrances, except as otherwise noted

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above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns

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shall Warrant and Defend the premises to the said Grantee, its successors and assigns forever, against the lawful claims of all persons claiming by and through Grantor.

It is expressly understood and agreed by and between the parties hereto that this conveyance is subject to any outstanding rights of redemption from foreclosure sale, and that this deed contains no warranty except against the acts of the said Grantor, and all persons claiming by, through or under it.

In Witness Whereof, the said Grantor has set its hand and seal this 24 day of August, 2015.

THE SECRETARY OF HOUSING AND
URBAN DEVELOPMENT OF
WASHINGTON, D.C.

HomeTelos, LP as Asset Manager
Signature: _____
Contractor for C-OPC-23637
Printed Name: _____
Title: _____
For HUD by: _____
Darice Green, Assistant Project Manager

STATE OF TN
Davidson COUNTY

I, Patricia D. Carith, a Notary Public in and for said County in said State, hereby certify that DARICE GREEN, whose name as Contractor for THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON, D.C. is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of such instrument, he/she executed the same voluntarily and with full authority for and as the act of said Grantor.

Given under my hand and seal this 24 day of August, 2015.

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A handwritten signature in black ink, appearing to be 'Patricia D. Cavitt', written over a horizontal line.

[NOTARY SEAL]

Notary Public
My commission expires

THIS INSTRUMENT PREPARED BY: Donna M. Jennings, The Jennings Law Firm,
205 4th St N, Clanton, AL 35045

THIS DEED SHALL BE MADE EFFECTIVE ON August 26, 2015.

