

#011-760794

Send Tax Notice to: Carrie Johnson, 19 Mayfly Lane, Shelby, AL 35143

Prepared by: Marcus L. Hunt, 2870 Old Rocky Ridge Rd., Birmingham, AL 35243

STATE OF ALABAMA  
COUNTY OF Shelby SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of ONE HUNDRED NINETY-NINE THOUSAND AND NO/100 (\$199,000.00) Dollars, the amount of which can be verified in the Sales Contract between the parties hereto, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT (herein referred to as "Grantor"), whose mailing address is 40 Marietta St. Five Points Plaza, Atlanta, GA 30303, does by these presents grant, bargain, sell and convey unto CARRIE JOHNSON (herein referred to as "Grantee") whose mailing address is: 19 Mayfly Lane, Shelby, AL 35143 the following described real estate situated in SHELBY Alabama, the address of which is 19 Mayfly Lane, Shelby, AL 35143 ; to-wit:

See attached Exhibit A for legal description incorporated herein for all purposes.

THIS DEED WILL NOT BE IN EFFECT UNTIL July 30, 2021

Subject to:

Being the same property acquired by the Department of Housing and Urban Development pursuant to the provisions of the National Housing Act as amended (42 USC 1441, et. Seq.). Deed dated November 30, 2020 and filed for record on December 9, 2020 in Inst. #20201209000564070 in the Probate Office of Shelby County, Alabama.

\$195,395.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his/her/its heirs and assigns forever. Grantor makes no warranty or covenant respecting the nature or the quality of the title to the property hereby conveyed except the following: Grantor does hereby specifically warrant the title to and property against the lawful claims of all persons claiming by, through or under the Grantor, since the date of acquisition thereof by the grantor. Subject however to all covenants, restrictions, reservations, easements, conditions, liens and other rights of whatever nature appearing of record; further subject to any state of facts an accurate survey would show.

IN WITNESS WHEREOF, the undersigned has set his/her hand as the duly authorized representative of the Secretary of Housing and Urban Development on this the 30th day of July, 2021

THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT  
BY: RAINE & COMPANY, LLC, ASSET  
MANAGER CONTRACTOR FOR HUD

BY: Macnelle Redmond  
HUD DELEGATED AUTHORITY

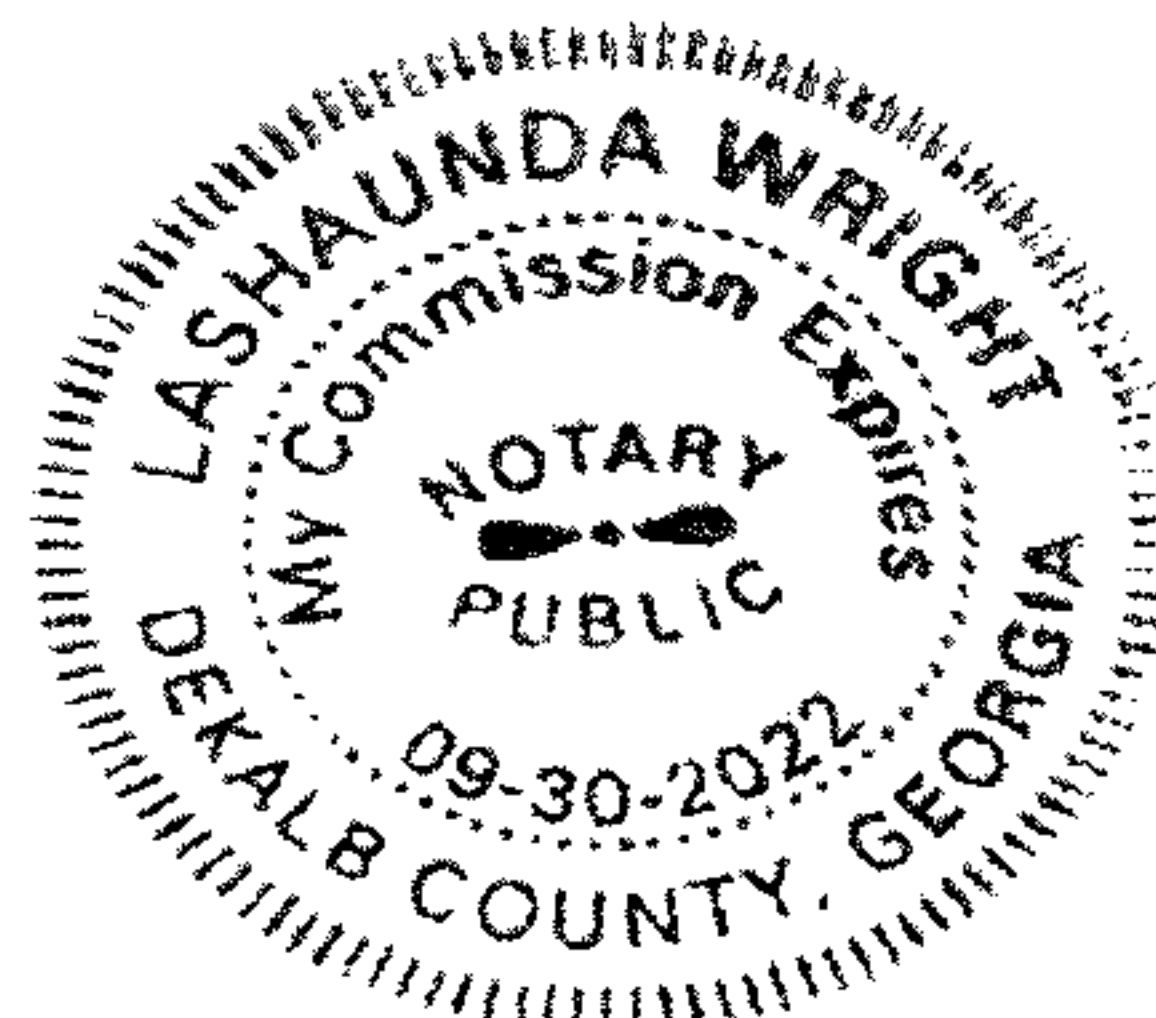
STATE OF GA  
COUNTY OF Fulton

I, the undersigned a Notary Public in and for said county in said state, do hereby certify that Macnelle Redmond who is personally known to me be the duly authorized representative of the Secretary of Housing and Urban Development and the person who executed the foregoing conveyance bearing the date July 30, 2021 by virtue of the authority vested in him/her by the delegation of authority published at FR-4837-D-57 (July 25, 2005), and who acknowledged before me on this day that being informed of the contents of said conveyance he/she, executed the same voluntarily for and as the act of the Secretary of Housing and Urban Development, on the day and year above stated.

Given under my hand and official seal this the 30 day of JULY, 2021

Lashonda Wright  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/30/22



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

File No.: 21-2043

Lot 2 and the North 1/2 of Lot 3, according to the Map of Benson's Camp, as recorded in Map Book 4, Page 28, in the Office of the Judge of Probate of Shelby County, Alabama. Also, the following described property: Begin at the Northeast corner of Lot 2, Benson's Camp, as recorded in Map Book 4, Page 28; thence run East along a projection of the North line of said Lot 2 a distance of 11.98 feet to a point on the water line of Waxahatchee Creek Slough, thence turn 97 degrees 25 minutes 31 seconds right and run Southwesterly along said water line 50.40 feet; thence turn 06 degrees 34 minutes 39 seconds right and run Southwesterly along said water line 25.76 feet to a point on the projection of the South line of the North 1/2 of Lot 3; thence turn 75 degrees 59 minutes 51 seconds right and run Westerly along said projection 31.38 feet to the Southeast corner of the North 1/2 of Lot 3; thence turn 91.42 feet right and run Northerly along the East line of the North 1/2 of Lot 3 and along the East line of Lot 2 a distance of 75.00 feet to the point of beginning.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
08/03/2021 08:59:18 AM  
\$32.00 JOANN  
20210803000373480

*Allen S. Bayl*