

Send Tax Notice to:
Daniel S. Sandoval
312 Southgate Estates, Lot B9
Pelham, AL 35124

This Instrument Prepared By:
Sandy F. Johnson
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: PEL-23-7741

HUD Case No: 011-568139

STATE OF ALABAMA
COUNTY OF SHELBY

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **EIGHTY THOUSAND AND 00/100 (\$80,000.00) and other good and valuable consideration**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Secretary of Housing and Urban Development, Their Successors And Assigns (herein referred to as "Grantor," whether one or more)**, whose mailing address is
40 Marietta Street, Atlanta, GA 30303

by **Daniel S. Sandoval (herein referred to as "Grantee," whether one or more)**, whose mailing address is
312 Southgate Estates, Lot B9, Pelham, AL 35124
the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **1316 8th Street Southwest, Alabaster, AL 35007**, and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

THIS DEED WILL NOT BE IN EFFECT UNTIL 4-4-23.

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2023 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

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 December 13, 2022 and filed for record on February 9, 2023 in Instrument #20230209000034410 in the Probate Office of Shelby County, Alabama.

All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage of foreclosure sale evidenced by Mortgage Foreclosure Deed dated July 11, 2022 and recorded on July 15, 2022 in Instrument #20220715000279960 in the Probate Office of Shelby County, Alabama, under and in accordance with the laws of the State of Alabama or the United States of America; said Right of Redemption to expire June 2, 2023.

Conveyed herewith is a 1999 Fleetwood Homes of Tenn. Mobile home, Model: Radco NA, with Serial No. TNFLX26A91894HL12 and TNFLX26B91894HL12 with HUD Labels TEN468509 and TEN468510.

TO HAVE AND TO HOLD to said Grantee, his/her heirs, executors, administrators, and/or 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/its hand as the duly authorized representative of the Secretary of Housing and Urban Development on this 30 day of March, 2023

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

BY: [Signature]
HUD DELEGATED AUTHORITY

State of ~~Alabama~~ Georgia
County of ~~Shelby~~ Fulton

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, who is personally known to me to be the duly authorized representative of the Secretary of Housing and Urban Development and the person who executed the foregoing conveyance bearing the date by virtue of the authority vest in him/her by the delegation of authority published at FR-4837-D-57 (July 25th, 2005), and who acknowledged before me on this day that being informed of the contents of said conveyance, he/she/it 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 30 day of March 2023.

[Signature]

Notary Public

Printed Name

My Commission Expires:

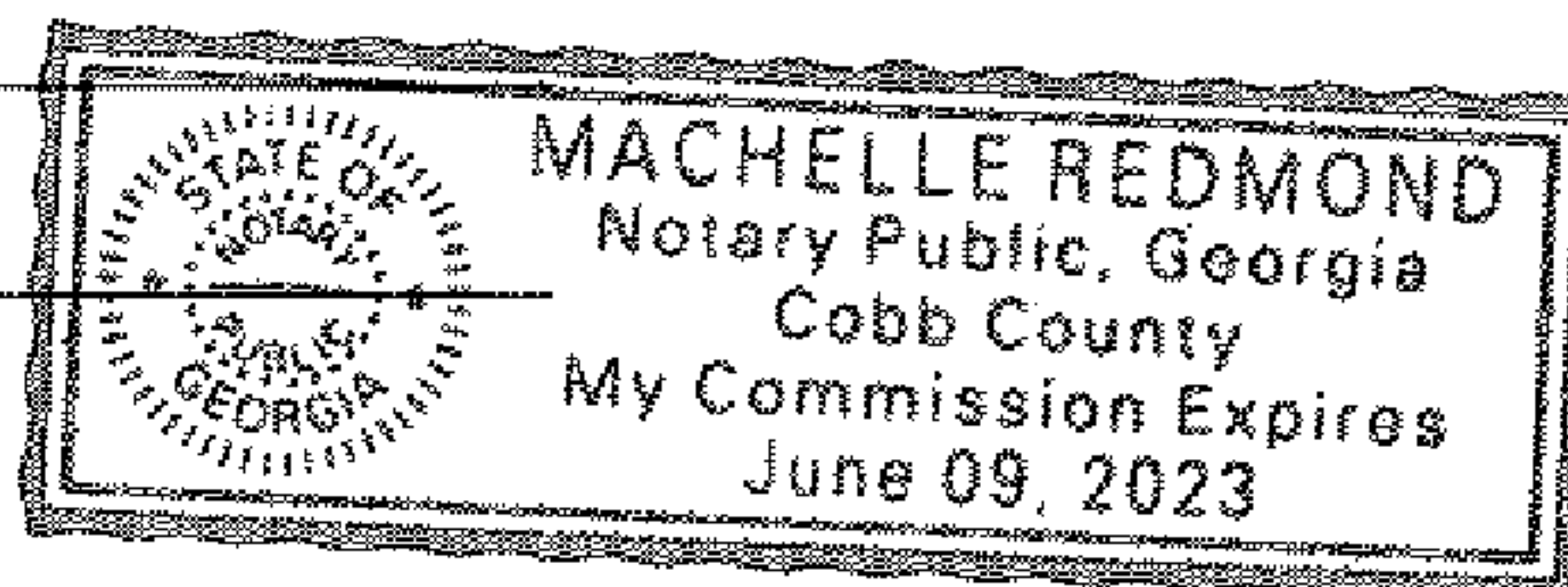
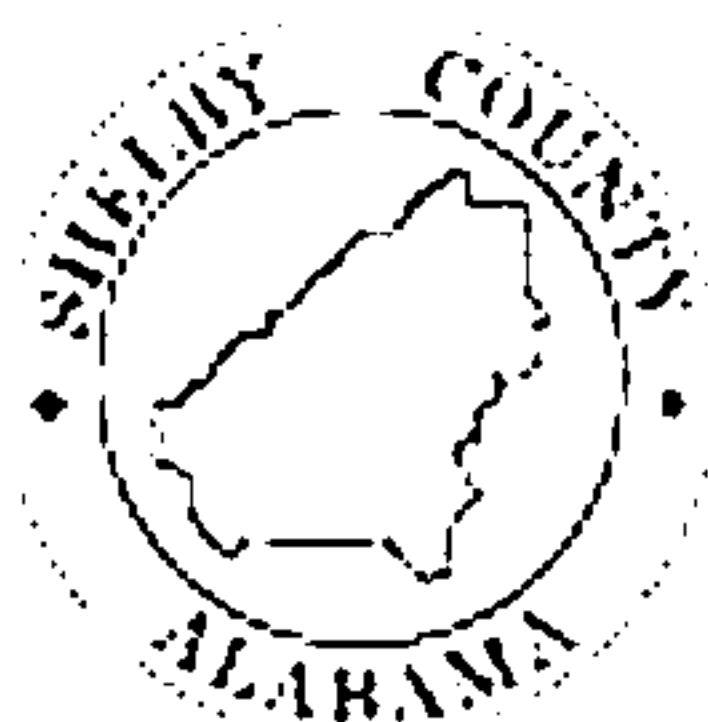


EXHIBIT A

Property 1:

LOT 16, AS SHOWN ON A MAP ENTITLED "PROPERTY LINE MAP, SILURIA, MILLS", AS RECORDED IN MAP BOOK 5, PAGE 10, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA, PREPARED BY JOSEPH A. MILLER, REG. CIVIL ENGINEER ON OCTOBER 5, 1965 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF MILL STREET AND THE NORTHERLY RIGHT OF WAY LINE OF CENTER AVENUE, SAID RIGHT OF WAY LINES AS SHOWN ON THE MAP OF THE DEDICATION OF STREETS AND EASEMENTS, TOWN OF SILURIA, ALABAMA; THENCE NORTHERLY ALONG THE SAID RIGHT OF WAY LINE OF MILL STREET FOR 202.00 FEET TO THE POINT OF BEGINNING; THENCE 91 DEGREES 36 MINUTES 15 SECONDS RIGHT AND RUN EASTERLY FOR 178.49 FEET; THENCE 91 DEGREES 15 MINUTES 45 SECONDS LEFT AND RUN NORTHERLY FOR 75.00 FEET; THENCE 88 DEGREES 44 MINUTES 15 SECONDS LEFT AND RUN WESTERLY FOR 178.94 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAID MILL STREET; THENCE 91 DEGREES 36 MINUTES 15 SECONDS LEFT AND RUN SOUTHERLY ALONG SAID RIGHT OF WAY LINE OF MILL STREET FOR 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
04/04/2023 11:04:51 AM
\$108.00 BRITTANI
20230404000093570

Allen S. Bayl