



20110831000257410 1/2 \$90.00  
Shelby Cnty Judge of Probate, AL  
08/31/2011 12:38:42 PM FILED/CERT

Send Tax Notice To:

Prepared By:

Megan & Timmy Steed  
636 Meriweather Dr.  
Calera, AL 35040  
File No. 11-083

James R. Moncus, Jr.  
1313 Alford Avenue  
Birmingham, Alabama 35226

Shelby County, AL 08/31/2011  
State of Alabama  
Deed Tax: \$75.00

### **SPECIAL WARRANTY DEED**

STATE OF ALABAMA

JEFFERSON COUNTY

Know all men by these presents, this deed made this the 23 day of August, 2011, by and between Alabama Housing Finance Authority, (herein referred to as Grantor) and Megan L. Steed and Timmy L. Steed, a married couple (hereinafter referred to as Grantee);

#### **WITNESSETH THAT:**

The Grantor does hereby for and in consideration of Seventy-Five Thousand and No/100 Dollars (\$75,000.00) and other good and valuable consideration, in hand paid by the Grantee, the receipt of which is hereby acknowledged, does by these presents, grant, bargain, sell and convey unto the Grantee, the following described real estate in Shelby County, Alabama, to-wit:

**Lot 6, according to the Final Plat of Meriweather Sector 4, as recorded in Map Book 29, Page 93, in the Probate Office of Shelby County, Alabama.**

#### **SUBJECT TO:**

Ad valorem taxes due and payable October 1, 2011.

All restrictions, easements, Rights of parties in possession, encroachments, liens for services, labor, or materials, taxes or special assessments, building lines.

Easements, Encroachments, rights of ways, building set back lines, as shown on recorded plat.

Mineral and mining rights not owned by the Grantor herein described.

**All rights of redemption arising from that certain foreclosure deed recorded in Instrument Number 20110408000110010. Said rights to expire April 8, 2012.**

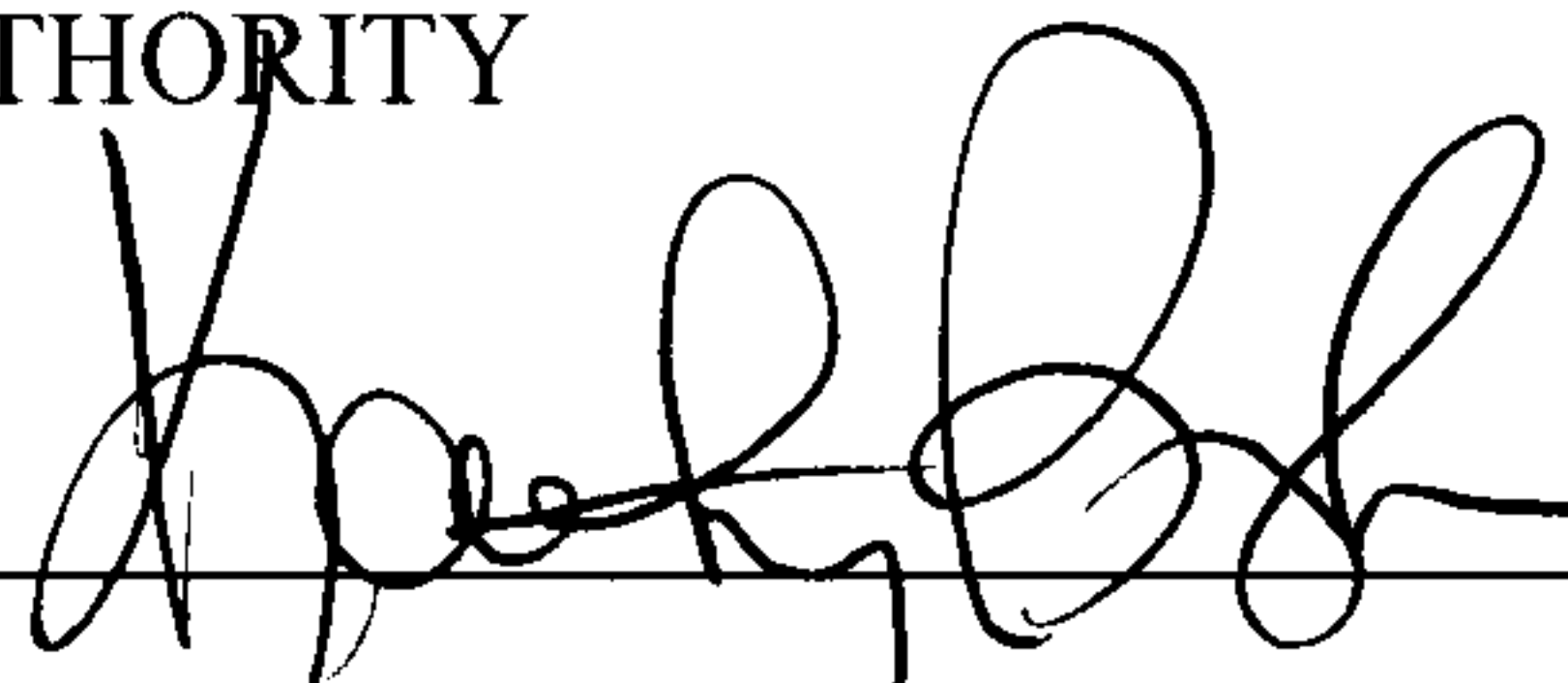
To have and to hold unto the said Grantee, their heirs and assigns, forever.

And the Grantor does hereby covenant with Grantee, except as above noted that, at the time of delivery of this Deed, the premises were free from all encumbrances made by them and that they shall warrant and defend the same against the lawful claims and demands of all persons claiming, by, through and under them as Grantors herein abut not otherwise.

IN WITNESS WHEREOF, the Grantor, by Kathy Boston, its Servicing Manager, who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 23 day of August, 2011.

ALABAMA HOUSING FINANCE

AUTHORITY



By: Kathy Boston

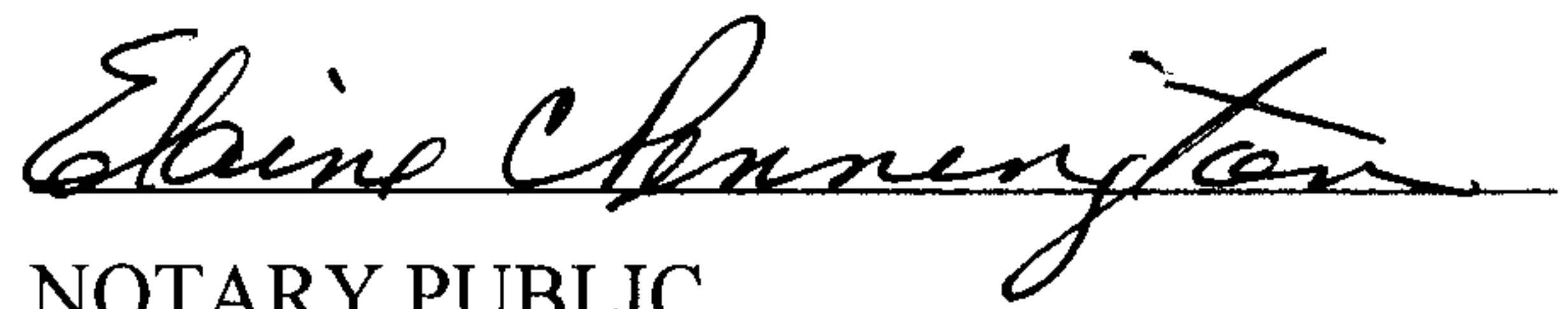
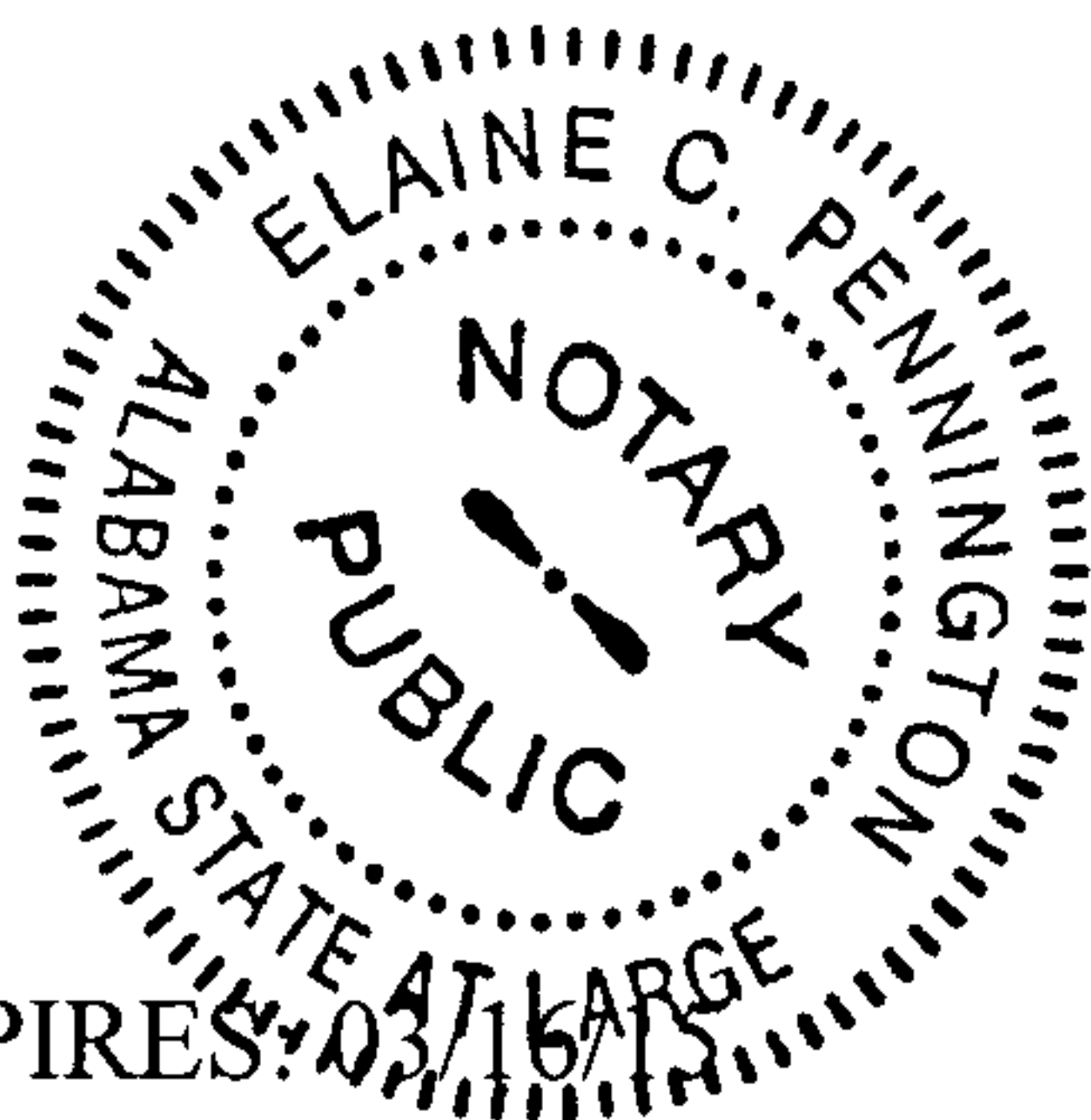
Its: Servicing Manager

STATE OF ALABAMA )

COUNTY OF MONTGOMERY )

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Kathy Boston, whose name as Servicing Manager of Alabama Housing Finance Authority, is signed to the foregoing conveyance, and who is known to me acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, as such officer, and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 23 day of August, 2011.



NOTARY PUBLIC

MY COMMISSION EXPIRES: 03/16/15