STATE OF ALABAMA COUNTY OF Shelby PROPERTY ADDRESS: Emily Jarrell 109 Coales Branch Drive Pelham, AL 35124

KNOW ALL MEN BY THESE PRESENTS, that The United States Department of Housing and Urban Development, also known as Secretary of Housing and Urban Development, for and in consideration of Eighty One Thousand and Five Hundred Sixteen No/100 Dollars (\$81,516.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto Emily Jarrell, in fee simple, together with every right of reversion, the following described real property situated in the County of Shelby, State of Alabama:

Lot 56, according to the Survey of the First Sector of Hidden Creek II, as recorded in Map Book 24, Page 94, in the Probate Office of Shelby County, Alabama.

THIS DEED IS NOT TO BE IN EFFECT UNTIL: 10-30'13

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated March 25, 2013 and recorded on March 28, 2013 in Deed Book 2013 Page 128380.

Being the same property acquired by the Secretary of Housing and Urban Development pursuant to the provisions of the National Housing Act, as amended (42 USC 1441, et. Seq.). Deed dated March 27, 2013 and recorded on August 15, 2013 in Deed Book 2013 Page 332590.

TO HAVE AND TO HOLD to the said Emily Jarrell, in fee simple, and to the heirs, together with every right of reversion. 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 said 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.

20131104000435330 1/2 \$31.00 20131104000435330 1/2 \$31.00 Shelby Cnty Judge of Probate: AL 11/04/2013 02:40:48 PM FILED/CERT

> Shelby County, AL 11/04/2013 State of Alabama Deed Tax:\$14.00

SECRETARY OF HOUSING AND URBAN DEVELOPMENT
By Ofori & Associates, P.C. of Atlanta, G

By Ofori & Associates, P.C. of Atlanta, GA Management and Marketing Contractor For HUD-State of Alabama

D's Designated Agent

HUD Delegated Authority

STATE OF GEORGIA
COUNTY OF FLE TO

GIVEN under my hand and official seal this 30 day of 0000 2009.

N

NOTARY PUBLIC

My Commission Expires:

THIS INSTRUMENT PREPARED BY: Rick Battaglia, 7088 Sydney Curve, Montgomery, AL 3612 & St.

Instructions Grantor's name and mailing address - provide the name of the person or persons conveying interest to properly and their current mailing address. Grantee's name and mailing address - provide the name of the person or persons to whom interest to properly is being conveyed. Properly address - the physical address of the property being conveyed, if available. Date of Sale - the date on which interest to the property was conveyed. Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record. Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value. If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayor will be penalize pursuant to Code of Alabama 1975 § 40-22-1 (h). I attest, to the best of my knowledge and belief that the information contained in this document is true a accurate. I further understand that any false statements claimed on this form may result in the impositio of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h). Print Unattested Sign WHATHAM	This D	ocument must be	e filed in accordance	e with Code	e of Alabam	ia 1975, Sectio	on 40-22-1	. ^
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