

FHA Case No. 011-600119

GRANTEE'S ADDRESS:
265 Highway 231
Vincent, Alabama 35178

WARRANTY DEED

STATE OF ALABAMA,


SHELBY COUNTY.

KNOW ALL MEN BY THESE PRESENTS, that on the 2nd day of January, 2014, in consideration of FIFTY-THREE THOUSAND SIX HUNDRED AND NO/100 DOLLARS (\$53,600.00) and other good and valuable consideration, the undersigned, **THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT**, whose address is 40 Marietta Street, Atlanta, Georgia, 30303, herein referred to as Grantor, does hereby grant, bargain, sell and convey unto **CELSO RUIZ and MARIA RUIZ**, whose address 265 Highway 231, Vincent, Alabama, 35178, herein referred to as Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, the following described real estate, lying and being in Shelby County, to-wit:

Parcel 1

Part of the Southeast quarter of the Northwest quarter of Section 11, Township 19 South, Range 2 East, Shelby County, Alabama, more particularly described as follows: Commence at the Northwest corner of the Southeast quarter of the Northwest quarter of Section 11, Township 19 South, Range 2 East. run South along the West boundary line 598.6 feet; thence South 69 degrees 20 minutes East a distance of 311.4 feet to a fence, and the point of beginning. Thence South 70 degrees 08 minutes East along said fence a distance of 150.20 feet to the West right-of-way line of U.S. Highway 231; thence North 23 degrees 19 minutes East along the West right-of-way line of said highway a distance of 157.30 feet;

Shelby County, AL 01/07/2014
State of Alabama
Deed Tax: \$54.00


20140107000006190 1/3 \$74.00
Shelby Cnty Judge of Probate, AL
01/07/2014 10:32:20 AM FILED/CERT

FHA Case No. 011-600119

thence North 67 degrees 25 minutes West a distance of 150.0 feet; thence South 23 degrees 09 minutes West a distance of 164.460 feet to the point of beginning, situated in Shelby County, Alabama.


Parcel 2

Part of the Southeast quarter of the Northwest quarter of Section 11, Township 19 South, Range 2 East, described as follows: Commence at the Northwest corner of the Southeast quarter of the Northwest quarter of Section 11, Township 19 South, Range 2 East, thence run South along the West line of said quarter-quarter section a distance of 598.60 feet; thence turn an angle of 69 degrees 20 minutes to the left and run a distance of 255.10 feet to the point of beginning; thence continue in the same direction a distance of 56.30 feet; thence turn an angle of 87 degrees 31 minutes to the left and run a distance of 164.60 feet; thence turn an angle of 102 degrees 12 minutes to the left and run a distance of 110.20 feet; thence turn an angle of 97 degrees 30 minutes to the left, and run a distance of 152.70 feet to the point of beginning, situated in the Southeast quarter of the Northwest quarter of Section 11, Township 19 South, Range 2 East, Shelby County, Alabama.

Property Street Address: 265 Highway 231, Vincent, Alabama, 35178.

TO HAVE AND TO HOLD the above described property with the tenements, hereditaments, appurtenances and improvements thereunto belonging or in anywise appertaining unto the Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And the Grantor does hereby covenant with and represent unto the Grantees that it is seized in fee simple of the lands above described; that the same is free from all encumbrances and it will forever warrant and defend the title to the same and the


20140107000006190 2/3 \$74.00
Shelby Cnty Judge of Probate, AL
01/07/2014 10:32:20 AM FILED/CERT

FHA Case No. 011-600119

possession thereof unto the said Grantees, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantor, by its Managing Member, who is authorized to execute this conveyance, has hereunto set its signature and seal on the day and year first above written.

THE SECRETARY OF HOUSING AND
URBAN DEVELOPMENT

By: K. Martin (SEAL)
Kendra Martin
Its As HUD's Designated Agent

STATE OF Georgia,
Fulton COUNTY.


I, the undersigned authority, a Notary Public for said County and State, hereby certify that Kendra Martin, whose name as HUD Signor of THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, a government agency, is acknowledged before me on this day that being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily on the day the same bears date, for and as the act of said agency.

Given under my hand this the 2 day of January, 2014.

[Signature]
NOTARY PUBLIC

This instrument prepared by:

J. Van Wilkins, Esquire
103 East Second Street
Sylacauga, Alabama 35150
(256) 245-4200


20140107000006190 3/3 \$74.00
Shelby Cnty Judge of Probate, AL
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