

011-582433

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA  
COUNTY OF SHELBY  
PROPERTY ADDRESS:  
Marcus Kennedy  
276 Narrows Reach  
Birmingham, AL 35242

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 Ninety Four Thousand Dollars and No/100 Dollars (\$94,000.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto **MARCUS KENNEDY, SINGLE** in fee simple, together with every right of reversion, the following described real property situated in the County of Shelby, State of Alabama:

Lot 70, according to the amended plat of final record plat of Narrows Reach, as recorded in Map Book 27, Page 11A and 11B, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

THIS DEED IS NOT TO BE IN EFFECT UNTIL:

2-14-14

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated JULY 22, 2013 and recorded on JULY 26, 2013 in Deed Book 2013 Page 305530.

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 SEPTEMBER 13, 2013 and recorded on SEPTEMBER 21, 2013 in Deed Book 2013 Page 417220.

**TO HAVE AND TO HOLD** to the said **Marcus Kennedy, SINGLE** 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.

**IN WITNESS WHEREOF**, the undersigned has set his/her hand as the duly authorized representative of the Secretary of Housing and Urban Development this 14 day of February, 2014.

SECRETARY OF HOUSING AND  
URBAN DEVELOPMENT  
By Ofori & Associates, P.C. of Atlanta, GA  
Management and Marketing Contractor  
For HUD-State of Alabama

By:

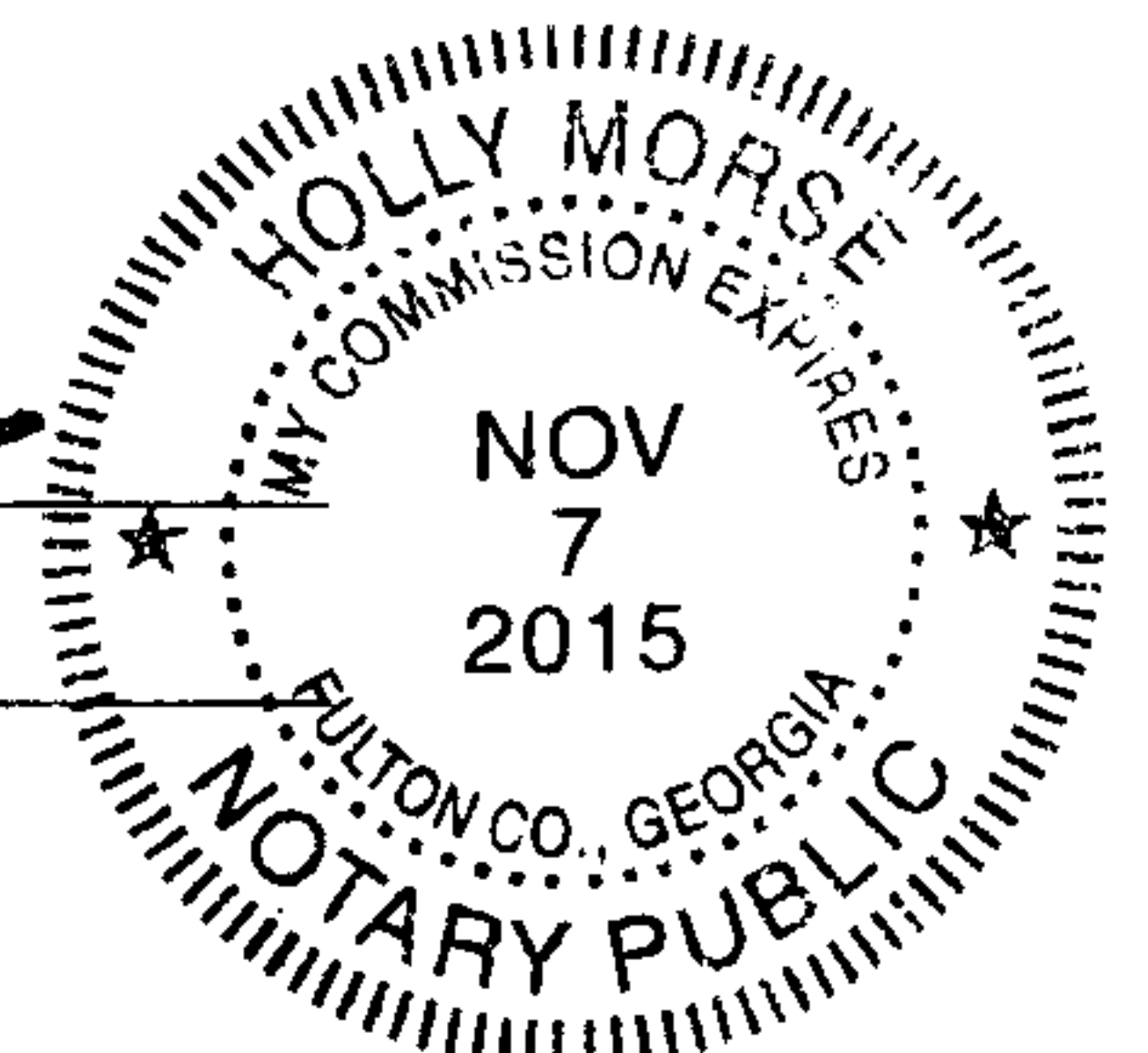
Stephanie Butler As HUD's Designated Agent  
HUD Delegated Authority

STATE OF GEORGIA  
COUNTY OF Fulton

I, undersigned, a Notary Public in and for said County in said State, do hereby certify that Stephanie Butler who is personally well known to me to be the duly authorized representative of the Secretary of Housing and Urban Development and the person who executed the foregoing instrument bearing the date February 14, 2014, by virtue of the authority vested in him/her by the delegation of authority published at FR-4817-D-57 (July 25, 2005), and acknowledged before me on this day that, being informed of the contents of this conveyance, he/she executed the same voluntarily for and on behalf of Secretary of Housing and Urban Development, on the day and year above stated.

GIVEN under my hand and official seal this 14 day of February, 2014.

Holly Morris  
NOTARY PUBLIC  
My Commission Expires: \_\_\_\_\_



THIS INSTRUMENT PREPARED BY: Rick Battaglia, 7088 Sydney Curve, Montgomery, AL 36117

Shelby County, AL 02/19/2014  
State of Alabama  
Deed Tax: \$94.00

20140219000045680 1/2 \$111.00  
Shelby Cnty Judge of Probate, AL  
02/19/2014 01:03:08 PM FILED/CERT



This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name US Dept of HUD  
 Mailing Address 40 Marietta Street NW  
Atlanta, GA 30303

Grantee's Name Marcus Kennedy  
 Mailing Address 1904 7<sup>th</sup> PL NW  
Birmingham, AL 35215

Property Address 276 Narrows Reach  
Birmingham, AL 35242

Date of Sale 2-14-14  
 Total Purchase Price \$ 94,000.00

or  
 Actual Value \$ \_\_\_\_\_

or  
 Assessor's Market Value \$ \_\_\_\_\_

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale  
☒ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☐ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

### Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property 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 taxpayer will be penalized 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 and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date \_\_\_\_\_

Print Marcus Kennedy

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



20140219000045680 2/2 \$111.00  
 Shelby Cnty Judge of Probate, AL  
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Form RT-1