

SEND TAX NOTICE TO:

Zachary & Kaitlan Zahariadis  
108 Dolphin Ct.  
Alabaster, AL 35007

Warranty Deed

Case# 011-595970

STATE OF ALABAMA

COUNTY SHELBY ~~JEFFERSON~~

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **\$87,800.00** which can be verified by the Sales Contract to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Secretary of Housing & Urban Development**, whose mailing address is 40 Marietta St., Five Points Plaza, Atlanta, GA 30303, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Zachary Sam Zahariadis and Kaitlan Moncrief Zahariadis**, whose mailing address is 108 Dolphin Ct. Alabaster, AL 35007 (herein referred to as grantees), the following described real estate, situated in **Shelby** County, Alabama, the address of which is 108 Dolphin Court, Alabaster, AL 35007, to wit:

Lot 53, Block 2, according to the amended survey of Bermuda Lake Estates, 2nd Sector, as recorded in Map Book 10, Page 88, in the Probate Office of Shelby County, Alabama.

Subject to ad valorem taxes for the current year, and subsequent years.  
Subject to restrictions, reservations, conditions, and easement of record  
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

**To Have and To Hold** to the said grantees as joint tenants with right of survivorship, their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of the premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrator shall warranty and defend the same to the GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

Subject to all outstanding rights of redemption in favor of all persons entitled to redeem the properties from those certain mortgage foreclosure deed recorded in Instrument No. 20130926000387790; in the Probate Office of Shelby County, Alabama.

Note: \$95,000.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

This Deed shall be made effective on March 11, 2014.



20140313000070040 2/2 \$18.00  
Shelby Cnty Judge of Probate, AL  
03/13/2014 11:40:59 AM FILED/CERT

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 11 day of March 2014

Stephanie Butler  
Secretary of Housing & Urban Development

STATE OF Georgia  
Fulton County

I, Holly Morse, a Notary Public in and for said county in said state, hereby certify that I, The Undersigned, a notary for said County and in said State, hereby certify that Stephanie Butler, whose name as As HUD's Designated Agent of Housing & Urban Development, are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed the contents of said instrument, he/she, as such officer and with full authority, executed the same voluntarily on the day the same bears date.

WITNESS my hand and official seal in the county and state aforesaid this the 11 day of March, 2014.

My Commission Expires:

Holly Morse  
Notary Public

(S E A L)



This instrument was prepared by:  
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