

20140627000195220 1/2 \$21.50  
Shelby Cnty Judge of Probate, AL  
06/27/2014 11:17:19 AM FILED/CERT

SEND TAX NOTICE TO:

Dominic Kamau Kimochu  
248 Queens Gate  
Maylene, AL 35114

Special Warranty Deed

Case# 011-632453

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **\$144,000.00** 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 **Dominic Kamau Kimochu**, whose address is 248 Queens Gate Maylene AL 35114 (herein referred to as grantees), the following described real estate, situated in Shelby County, Alabama, the address of which is 248 Queens Gate, Maylene, AL 35114, to wit:

Lot 252, according to the Survey of Cedar Grove at Starling Gate Sector 2, Phase 8, and Resurvey of Lot 215, Cedar Grove at Sterling Gate, Sector 2, Phase 5, as recorded in Map Book 33, page 32, 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 prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

**To Have and To Hold** to the said grantee, 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.

Note: \$139,680.00 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 6/26/2014.

Shelby County, AL 06/27/2014  
State of Alabama  
Deed Tax: \$4.50

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 20 day of June, 2014

[Signature]  
Secretary of Housing & Urban Development

STATE OF GA,  
Fulton County

I, Nicholaus A. Rice, 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 Arnell Tzorn, whose name as Deputy 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 20 day of June, 2014.

My Commission Expires:

[Signature]  
Notary Public



NICHOLAUS A. RICE  
FULTON COUNTY, GEORGIA  
NOTARY PUBLIC  
MY COMMISSION EXPIRES  
FEBRUARY 7<sup>TH</sup>, 2015

(S E A L)

This instrument was prepared by:  
The Law Office of Jack R. Thompson, Jr., LLC  
3500 Colonnade Parkway, Suite 350 Birmingham, AL 35243  
Phone (205) 443-9027

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