

SPECIAL WARRANTY DEED

This Instrument Was Prepared By:

Luke A. Henderson, Esquire
Luke A. Henderson, LLC
#17 Office Park Circle #150
Birmingham, Alabama 35223
011-554051

STATE OF ALABAMA)
COUNTY OF SHELBY)

Grantee's Address:
SEND TAX NOTICE TO:

Marcus E. Kennedy
Terrell B. Kennedy
110 Canyon Trail
Pelham, AL 35124

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Sixty Eight Thousand Four Hundred and no/100 dollars (\$68,400.00) being the contract sales price, to the undersigned Grantor, **The Secretary of Housing & Urban Development** (herein referred to as Grantor), in hand paid by the Grantees herein, the receipt of which is hereby acknowledge, the said Grantor does by these presents, grant, bargain, sell and convey unto **Marcus E. Kennedy and Terrell B. Kennedy** (herein referred to as Grantees), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 6, according to the Survey of Canyon Park Townhomes, as recorded in Map Book 19, Page 19, in the Probate Office of Shelby County, Alabama.

Subject to all outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed to Wells Fargo Bank, NA, dated 1/14/14, and recorded on 1/22/14, in Instrument No. 2014-021200, in the Probate Office of Shelby County, Alabama.

\$61,560.00 of the purchase price recited above was paid from a purchase money mortgage loan closed simultaneously herewith.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns, forever.

And Grantor, for itself, its successors, assigns and transferees will warrant and forever defend the right and title to the above described property, unto the said Grantees, their heirs and assigns against the claims of all persons claiming by, through or under Grantor, which claims are based upon matters occurring subsequent to Grantor's acquisition of the above described property and prior to the date of delivery of this deed.

IN WITNESS WHEREOF, the said Grantor, The Secretary of Housing & Urban Development, by Kendra Martin, its As HUD's Designated Agent, who is authorized to execute this conveyance, has hereto set its signature and seal, this 15 day of July, 2014.

The Secretary of Housing & Urban Development

by: K. Martin As HUD's Designated Agent

STATE OF Georgia)
COUNTY OF Fulton)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Kendra Martin, whose name as As HUD's Designated Agent of The Secretary of Housing & Urban Development, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she/he, in her/his capacity as such As HUD's Designated Agent and with full authority, executed the same voluntarily for and as the act of said The Secretary of Housing & Urban Development.

Given under my hand and official seal, this the 15 day of July, 2014.

Holly Morse
Notary Public

My Commission Expires:
Grantor's Address:
40 Marietta Street
Atlanta, GA 30303
Property Address:
110 Canyon Trail
Pelham, AL 35124

Shelby County, AL 08/19/2014
State of Alabama
Deed Tax: \$7.00

