

This document prepared by:
Law Office of F. Wayne Keith, PC
120 Bishop Circle
Pelham, Alabama 35124

Send Tax Notice to:
Adams Holdings, LLC
122 Bishop Circle
Pelham, Alabama 35124

SPECIAL WARRANTY DEED

Case 011-748125

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of One Hundred, Nineteen Thousand, Five Hundred, One and 50/100 Dollars (\$119,501.50) to the undersigned grantor in hand paid by the grantee herein, the receipt of which is hereby acknowledged, SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON, D.C., HIS SUCCESSORS AND ASSIGNS (herein referred to as grantor) does grant, bargain, sell and convey unto Adams Holdings, LLC (herein referred to as grantee) all of its right, title, interest, and claim in or to the following described real estate situated in Shelby County, Alabama:

Lot 2, Block 2, according to the Survey of Cedar Bend, Phase 2, as recorded in Map Book 20, Page 19, in the Probate Office of Shelby County, Alabama.

PARCEL ID No.: 13-8-27-2-001-001.047

Effective date of the deed is February 19, 2015.

This conveyance is subject to:

All of those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated June 30, 2014 and recorded in Instrument 20140708000205630, in the Probate Office of Shelby County, Alabama.

To have and to hold said grantee forever.


Dated this the 19th day of February, 2015.

HomeTelos, LP as Asset Manager
Contractor for C-OPC-23637

For HUD by: 
Darice Green, Assistant Project Manager

SECRETARY OF HOUSING AND URBAN
DEVELOPMENT OF WASHINGTON, D.C.,
HIS SUCCESSORS AND ASSIGNS By HomeTelos
As Asset Manager Contractor for C-OPC-23637

Shelby County, AL 02/23/2015
State of Alabama
Deed Tax: \$120.00

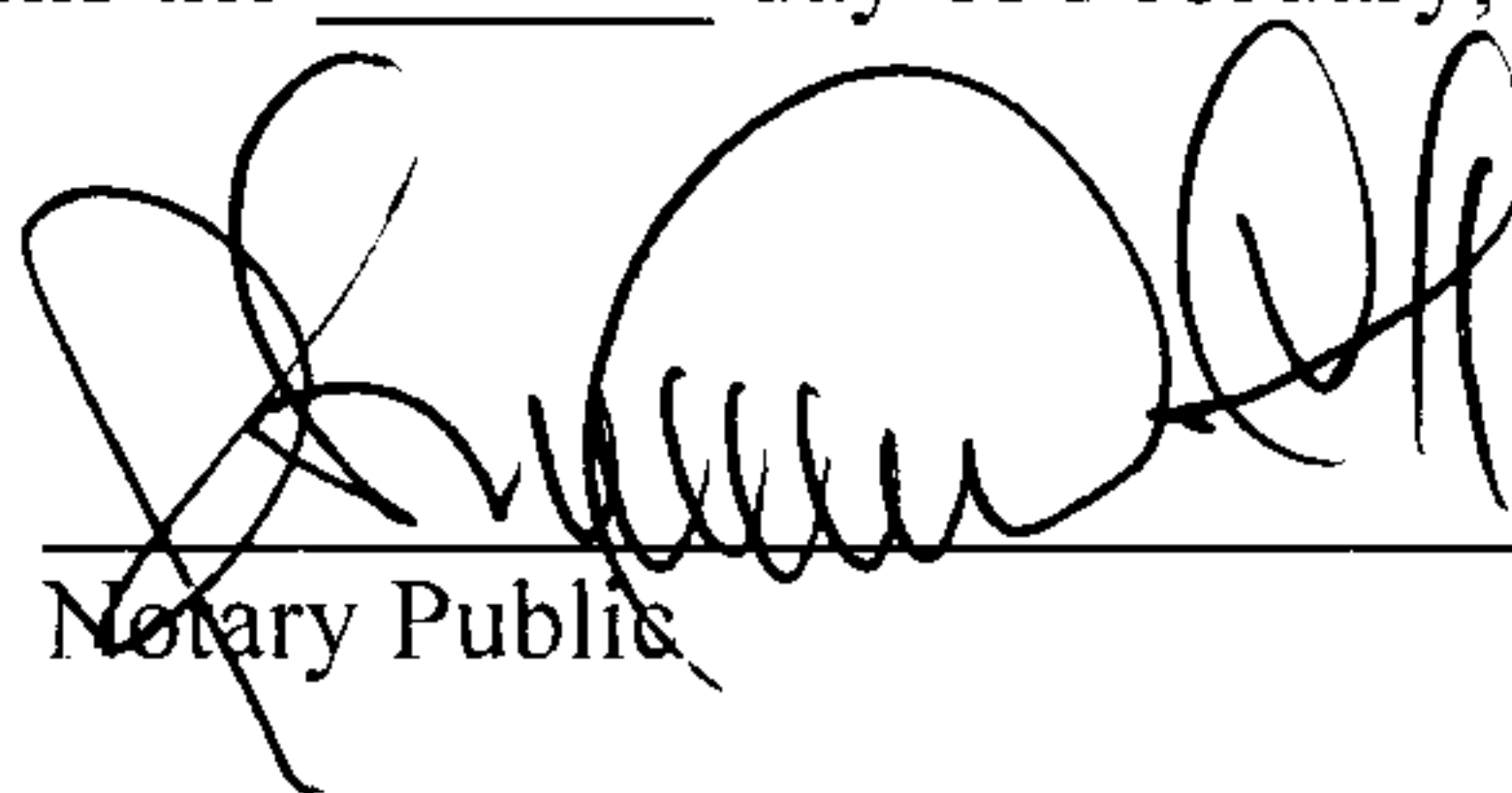

20150223000055510 1/3 \$140.00
Shelby Cnty Judge of Probate, AL
02/23/2015 10:57:32 AM FILED/CERT

011-748125

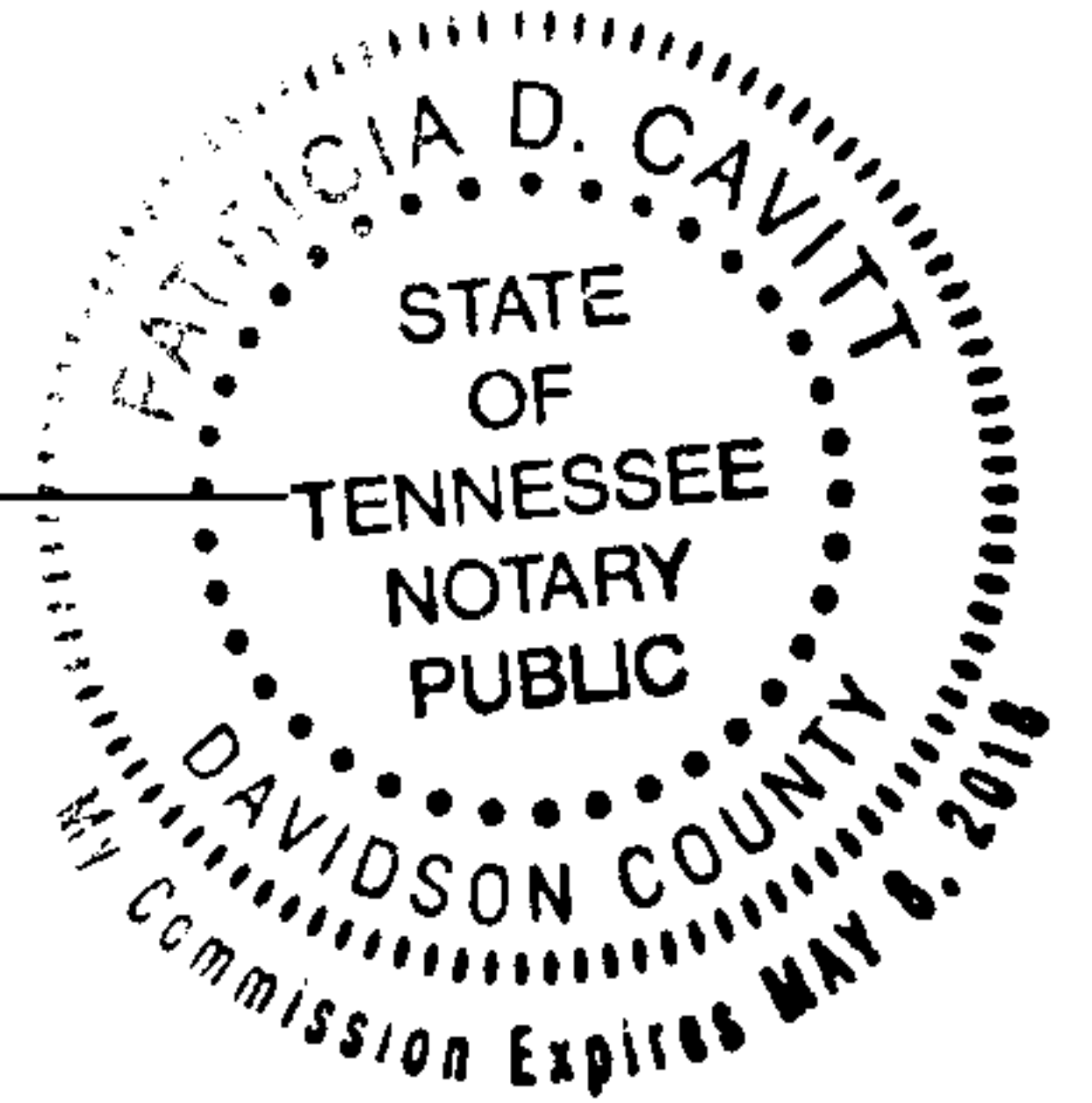
STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, the undersigned, a Notary Public in and for said County, in said State and County, hereby certify that DARICE GREEN as Contractor of SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON, D.C., HIS SUCCESSORS AND ASSIGNS By HomeTelos As Asset Manager Contractor for C-OPC-23637 whose name is signed to the foregoing conveyance on behalf of SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON, D.C., HIS SUCCESSORS AND ASSIGNS By HomeTelos As Asset Manager Contractor for C-OPC-23637, who with full authority to do so, and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 18 day of February, 2015



Notary Public



Property Address:
134 Cedar Bend Drive
Helena, AL 35080

Grantee's Address:
122 Bishop Circle
Pelham, AL 35124

Grantor's Address:
40 Marietta St., Five Points Plaza
Atlanta, GA 30303



20150223000055510 2/3 \$140.00
Shelby Cnty Judge of Probate, AL
02/23/2015 10:57:32 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantors' Name: Secretary of Housing & Urban Development
Of Washington D.C.

Mailing Address : 40 Marietta Street, Five Points Plaza
Atlanta, GA 30303

Grantees' Name: Adams Holdings, LLC

Mailing Address: 122 Bishop Circle
Pelham, AL 35124

Property Address: 134 Cedar Bend Drive
Helena, AL 35080

Date of Transfer: February 18, 2015

Total Purchase Price \$119,501.50

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)

<input type="checkbox"/>	Bill of Sale	Appraisal
<input checked="" type="checkbox"/>	Sales Contract	Other
<input checked="" type="checkbox"/>	Closing Statement	

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

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: February 18, 2015

x

Sign

verified by closing agent
F. Wayne Keith Attorney

RT-1

