

20150326000095400 1/2 \$120.00
Shelby Cnty Judge of Probate, AL
03/26/2015 11:03:03 AM FILED/CERT

Send tax notice to:

WILLIAM PALACIOS
2311 CHANDAWOOD DRIVE
PELHAM, AL, 35124

STATE OF ALABAMA
Shelby COUNTY

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

011-540488

2015156

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Three Thousand and 00/100 and 00/100 (\$103,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, SECRETARY OF HOUSING & URBAN DEVELOPMENT, whose mailing address is 40 MARIETTA STREET, ATLANTA, GA 30303 (hereinafter referred to as "Grantors") by WILLIAM PALACIOS whose mailing address is 2311 CHANDAWOOD DRIVE, PELHAM, AL, 35124 (hereinafter referred to as Grantee") the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 242, ACCORDING TO THE SURVEY OF CHANDALAR SOUTH - SIXTH ADDITION, AS RECORDED IN MAP BOOK 7, PAGE 50, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2014 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2015.
2. EASEMENT(S), BUILDING LINE(S) AND RESTRICTION(S) AS SHOWN ON RECORDED MAP.
3. TITLE TO ALL MINERALS WITHIN AND UNDERLYNG THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILIGES AND IMMUNITIES RELATING THERETO; INCLUDING RELEASE OF DAMAGES.
4. RESTRICTIONS APPEARING OF RECORD IN INST. 24, PAGE 886 AND MISC. 24, PAGE 890 AND MISC 25, PAGE 747.
5. AGREEMENT WITH ALABAMA POWER COMPANY RECORDED IN MISC 25, PAGE 742.

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. Grantor makes no warranty or covenants respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted or suffered any lien, encumbrance of adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

Shelby County, AL 03/26/2015
State of Alabama
Deed Tax: \$103.00

IN WITNESS WHEREOF, the said Grantor, SECRETARY OF HOUSING &
URBAN DEVELOPMENT, by Kendra Martin, its
As HUD's Designated Agent, who is authorized to execute this conveyance, has hereunto
set its signature and seal on this the 23 day of March, 2015.

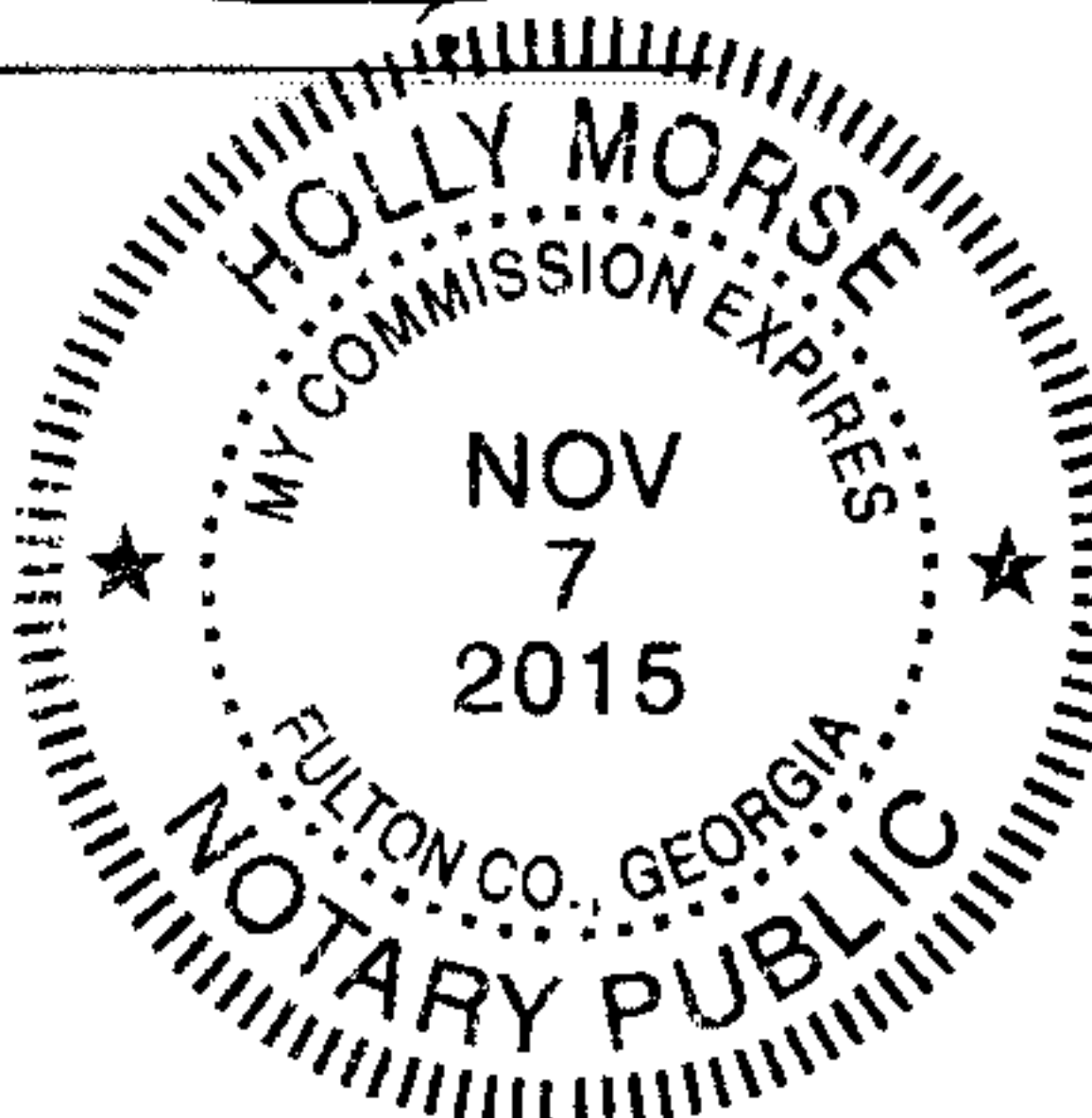
SECRETARY OF HOUSING & URBAN
DEVELOPMENT

K. Martin
BY: Kendra Martin
ITS: 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 SECRETARY OF HOUSING & URBAN
DEVELOPMENT, is signed to the foregoing instrument, and who known to me,
acknowledged before me on this day, that, being informed of the contents of the said
instrument and with full authority, he/she/they executed the same voluntarily for and as
the act of said corporation.

Given under my hand and official seal this the 23 day of March, 2015.

Holly Morst
Notary Public
Print Name:
Commission Expires:




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