

SEND TAX NOTICE TO:

CNC
297 West Valley Ave.
Birmingham, AL 35209

Special Warranty Deed

Case# 011-629186

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of \$106,900.00 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 **CNC- Communication Network Corporation**, whose address is 297 West Valley Ave. Birmingham, AL 35209 (herein referred to as grantees), the following described real estate, situated in **Shelby** County, Alabama, the address of which is 765 Shelby Forest Trail, Chelsea, AL 35043, to wit:

Lot 314-A, according to the Survey of Shelby Forest Estates Resurvey No. 1, as recorded in Map Book 27, page 64, 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: \$0.00 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 May 7, 2015.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 7 day of May, 2015

K. Martin
As HUD's Designated Agent
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 Kendra Martin, 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 7 day of May, 2015.

My Commission Expires:

Holly Morse
Notary Public

(SEAL)



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



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/08/2015 08:38:57 AM
\$124.00 CHERRY
20150508000150860

James W. Fuhrmeister