

This document prepared by:
Law Office of John A. Gant, P.C.
200 Office Park Drive, Suite 210
Birmingham, Alabama 35223

Send tax notice to:
Ronnie Naramore & Mandee Bynum
149 Winterhaven Dr.
Alabaster, AL 35007

SPECIAL WARRANTY DEED

Case 011-660516

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of Fifty Two Thousand Three Hundred Seventy Five and 50/100 Dollars (\$52, 375.50) to the undersigned GRANTOR in hand paid by the GRANTEES 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 RONNIE JOE NARAMORE, JR. and MANDEE RENE BYNUM, as joint tenants with rights of survivorship (herein referred to as GRANTEES) all of its right, title, interest, and claim in or to the following described real estate situated in Shelby County, Alabama:

Lot 4, Block 5, according to the Survey of Bermuda Hills, Second Sector First Addition, as recorded in Map Book 7, page 16, in the Probate Office of Shelby County, Alabama.

PARCEL ID No.: 23-2-03-4-001-065

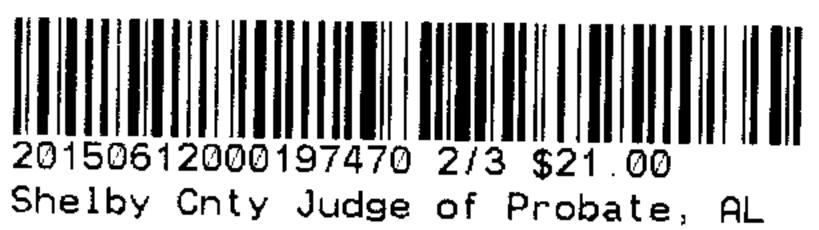
Effective date of the deed is June 9, 2015.

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 4, 2014 and recorded in Instrument 20140610000174670, in the Probate Office of Shelby County, Alabama.

All of the consideration is from a purchase money first mortgage filed simultaneously herewith.

To have and to hold said GRANTEES forever.



06/12/2015 12:00:40 PM FILED/CERT

Case 011-660516

Dated this the <u>3PD</u> day of <u>Mne</u>, 2015.

HomeTelos, LP as Asset Manager Contractor for C-OPC-23637 RETARY OF HOUSENSING WOURBAN DEVELOPMENT OF WASHINGTON, D.C., HIS SUCCESSORS AND ASSIGNS By HomeTelos As Asset Manager Contractor for C-OPC-23637 STATE OF COUNTY OF I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that , as CONTRACTOR SHARON LACOURT 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 2015. OF TENNESSEE

NOTARY PUBLIC: My commission expires:

Property Address: 149 Winterhaven Dr. Alabaster, AL 35007

Grantee's Address: 149 Winterhaven Dr. Alabaster, AL 35007

SSION Expises Grantor's Address:

NOTARY

PUBLIC

40 Marietta St., Five Points Plaza Atlanta, GA 30303

Real Estate Sales Validation Form

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

Grantor's Name Mailing Address	Secreatry of HUD 40 Marietta St., Five Pts. Atlanta, GA 30303	MARTON ASSOCIA	ame Ronnie Naramore/Mandee Bynu ress 149 Winterhaven Dr. Alabaster, AL 35007
Property Address	149 Winterhaven Dr. Alabaster, AL 35007	Date of Each Date of Each Date of Each Durchase For Date or Actual Value or Assessor's Market V	Price \$ 52,375.50 \$
following document Mortgage Bill of Sale X Sales Contract	ary evidence: (check one)	ket value claimed on thi _x_ Closing StatemenOther	s form can be verified in the 20150612000197470 3/3 \$21 00 Shelby Cnty Judge of Probate, AL 06/12/2015 12:00:40 PM FILED/CERT
used as documenta Grantor's name and	ry evidence	Instructions	n which conveys property cannot be or persons conveying interest
to property is being			or persons to whom interest ed.
	te on which interest to the		
Actual value - if the position be evidenced by an a	appraisal conducted by a	the true value of the prolicensed appraiser.	perty being conveyed. This may
excluding current use	narket value - if no proof is valuation, of the property ng property for property ta	as determined by the l	estimate of fair market value, ocal official charged with the
	ntionally fails to provide the 25% of the taxes due, whi		ents false proof shall be subject to
hereby affirm that to strue and complete. Pate 6/9/15			tion contained in this document n A. Gant
		 	yner (Agent) circle one