

SEND TAX NOTICE TO:

Gerardo Hernandez
50 Brantley Lake Rd.
Maylene, AL 35114

Special Warranty Deed

Case# 011-689578

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of \$57,011.00 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 **Gerardo Hernandez, married**, whose address is 50 Brantley Lake Rd. Maylene, AL 35114 (herein referred to as grantees), the following described real estate, situated in Shelby County, Alabama, the address of which is 50 Brantley Lake Rd., Maylene, AL 35114, to wit:

Beginning at the SW corner of the NW 1/4 of the NE 1/4 of Section 17, Township 21 South, Range 3 West, run thence North along the West boundary of said NW 1/4 of the NE 1/4 a distance of 394.36 feet for a Point of Beginning; thence continue said course a distance of 100.92 feet; turn right an angle of 103°51' a distance of 224.64 feet; turn right an angle of 78°30' a distance of 100 feet; turn right an angle of 101°30' a distance of 220.22 feet to the Point of Beginning; being situated in the NW 1/4 of the NE 1/4, Section 17, Township 21 South, Range 3 West, Shelby County, Alabama.

ALSO, an easement more particularly described as follows, to-wit:

Commence at the point where the South line of county paved road leading to Sedgco Mine intersects the West line of the NW 1/4 of NE 1/4 of Section 17, Township 21 South, Range 3 West, and run thence in an Easterly direction along the Southerly right of way line of said road 229.05 feet to the Point of Beginning; thence run South along the East line of C.W. and Christina T. Vickery lot a distance of 100 feet, more or less, to the NE corner of David Berry Lucas and Brenda Ellen Lucas property; thence run in a Westerly direction along the North line of said Lucas lot 20 feet; thence run in a Northerly direction and parallel with East line of the strip of land being herein described a distance of 100 feet, more or less, to the right of way of a paved county road; thence run in an Easterly direction along said right of way 20 feet to the Point of Beginning; being situated in 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 June 25, 2015.

NOTE: Subject to that Statutory Right of Redemption from that foreclosure evidenced by that Foreclosure Deed to Wells Fargo Bank, NA, dated October 16, 2014, filed October 17, 2014 in the Probate Office of Shelby County, Alabama.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 25 day of June, 2015

K. Martin As HUD's Designated Agent
Secretary of Housing & Urban Development

STATE OF Georgia,
Fulton County

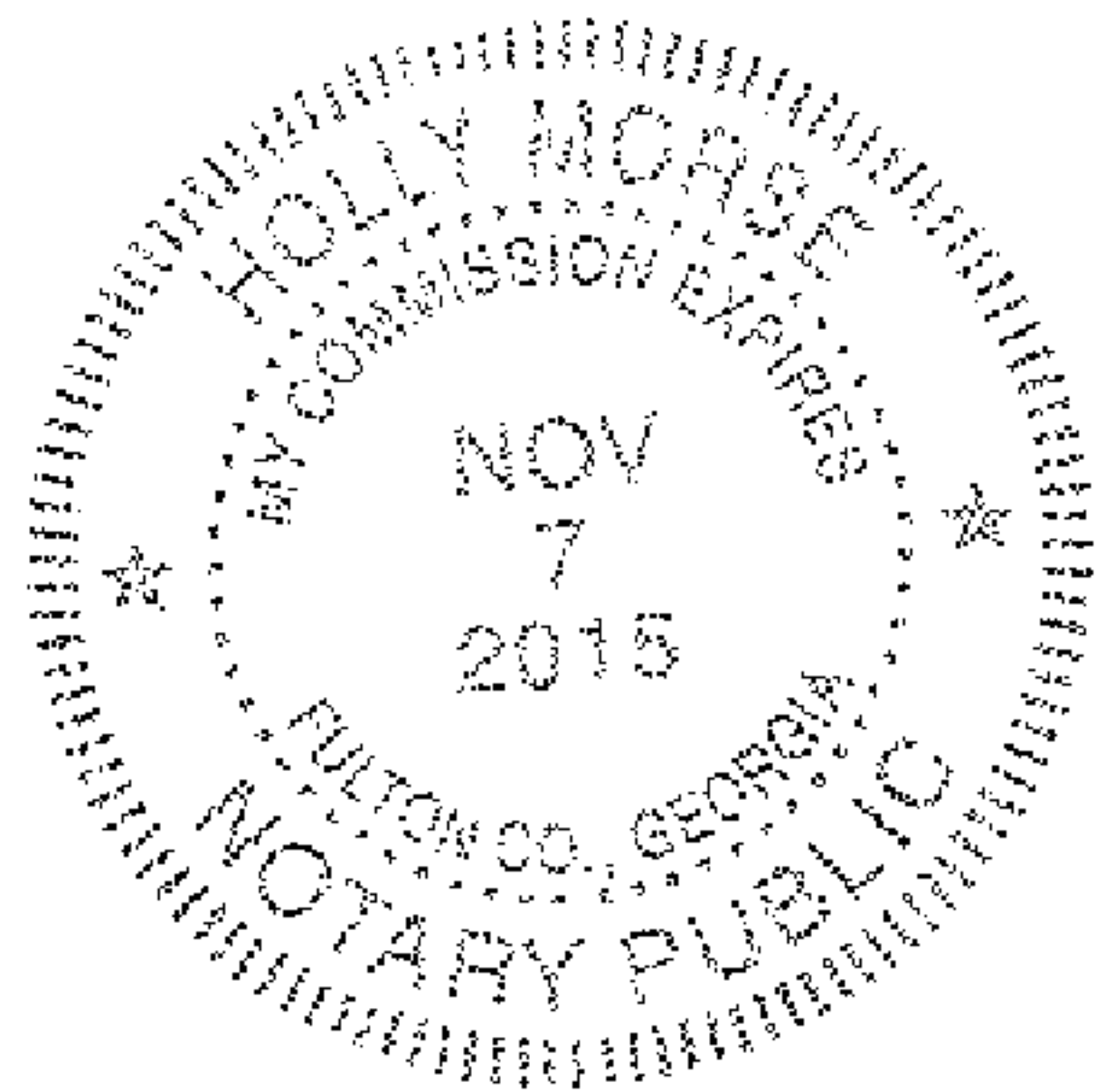
I, Holly Morse, a Notary Public in and for said county in said state, hereby certify that I, The Undersigned, a notary for said County and in said State, hereby certify that Kendra Martin, whose name as As HUD's Designated Agent of Housing & Urban Development, are signed to the foregoing instrument, 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 25 day of June, 2015.

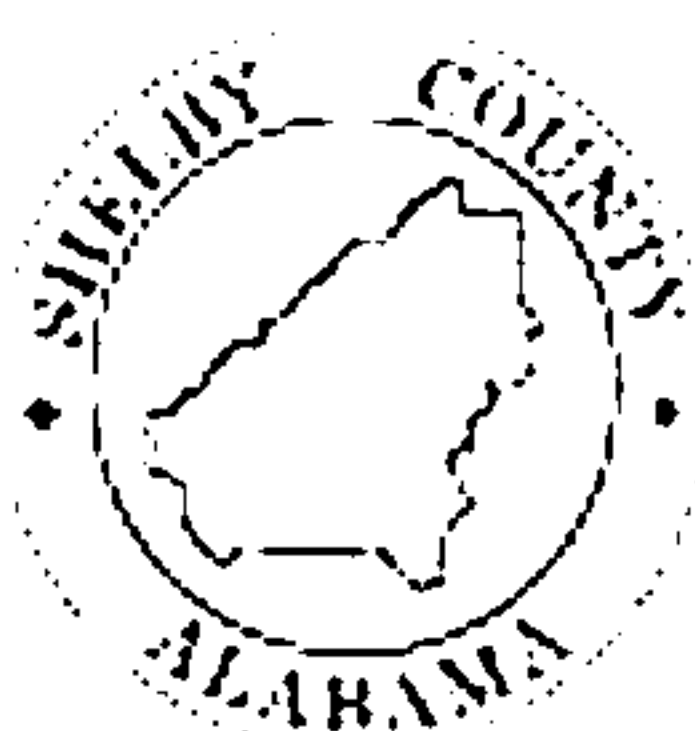
My Commission Expires:

Holly Morse
Notary Public

(S E A L)



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
06/25/2015 02:37:24 PM
\$74.50 CHERRY
20150625000214270

James W. Fuhrmeister