

SEND TAX NOTICE TO:

Martha Carmen Robinson
2248 Richmond Lane
Pelham, AL 35124

Special Warranty Deed

Case# 011-760645

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of \$115,000.00 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 **Martha Carmen Robinson, a single person**, whose address is 2248 Richmond Ln. Pelham, AL 35124 (herein referred to as grantees), the following described real estate, situated in **Shelby County, Alabama**, the address of which is 2248 Richmond Ln., Pelham, AL 35124, to wit:

Lot 39-A, according to a Resurvey of Lot 17, 1st Sector, Chanda Terrace, Resurvey of Lot 39, 2nd Sector, Chanda Terrace, as recorded in Map Book 10, Page 18, in the Probate Office of Shelby County, Alabama. Also, a part of Lot 40, Chanda Terrace, 2nd Sector, as recorded in Map Book 9, Page 101, said part of Lot 40 being more particularly described as follows: Beginning at the Southwest corner of said Lot 40, and run in a Northerly direction along the West line of said lot for a distance of 59.0 feet to the Southwest corner of Lot 39-A, in said subdivision; thence turn an angle to the right of 36°31'15" and run in a Northerly direction along the common line of Lots 29-A and 40 for a distance of 124.74 feet to a point on the curved Southerly right of way line of Richmond Lane; thence turn an angle to the right and run in a Southwesterly direction for a distance of 175.50 feet, more or less, 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: \$120,363.00 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 July 23, 2015.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 23 day of July, 2015

L. Martin
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 Kemva 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 23 day of July, 2015.

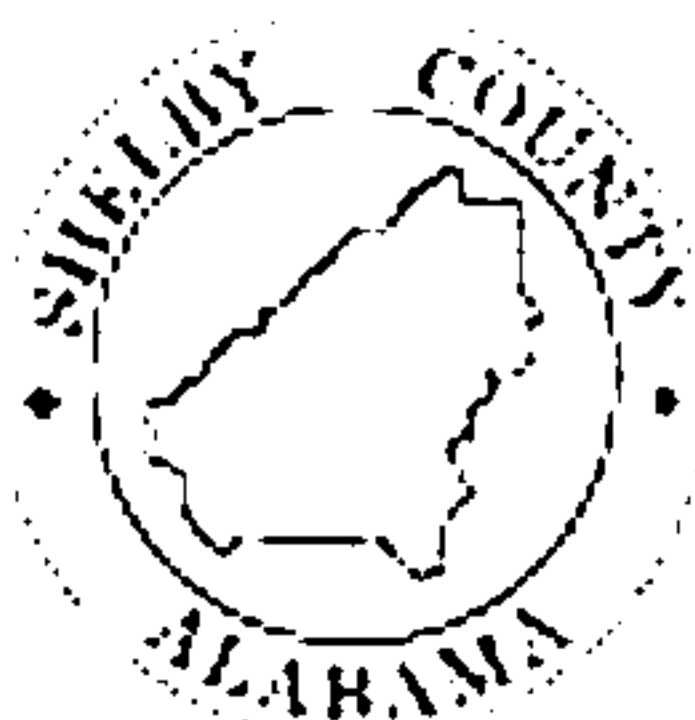
My Commission Expires:

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
07/29/2015 08:06:44 AM
\$18.00 CHERRY
20150729000258130

Jack R. Thompson, Jr.