

20150805000269610
08/05/2015 01:13:30 PM
DEEDS 1/2

SEND TAX NOTICE TO:

Michelle Suzan Albarado
120 6th St. SW
Alabaster, AL 35007

Special Warranty Deed

Case# 011-701420

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of \$77,000.00 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 **Michelle Suzan Albarado**, whose address is 120 6th St. SW Alabaster AL 35007 (herein referred to as grantees), the following described real estate, situated in **Shelby** County, Alabama, the address of which is 120 6th St SW, Alabaster, AL 35007, to wit:

Lot 6, according to the Resurvey of Addition to McMillen's Survey of North 1/2 of the Northwest 1/4, of Section 2, Township 21 South, Range 3 West, as recorded in Map Book 4, Page 57, 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.

NOTE: Subject to the Statutory Right of Redemption as provided for in State and Federal Codes, including regulations of the Internal Revenue Service, from that certain foreclosure evidenced by the Foreclosure Deed to Wells Fargo Bank, NA, dated February 5, 2015, recorded in Instrument #20150211000044130, in Shelby County, Alabama

This Deed shall be made effective on 8/3/2015.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 29 day of July, 2015

Secretary of Housing & Urban Development

STATE OF GA,
Cobb County

I, Sharon Lee, 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 Roy Mahommed, whose name as Delegate 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 29 day of July, 2015.

My Commission Expires:

Notary Public

(S E



SHARON LEE
NOTARY PUBLIC
COBB COUNTY, GEORGIA
MY COMMISSION EXPIRES
JANUARY 21, 2019



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/05/2015 01:13:30 PM
\$94.00 JESSICA
20150805000269610

[Signature]

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