

20150819000289330
08/19/2015 02:08:21 PM
DEEDS 1/2

SEND TAX NOTICE TO:

Debora L. Ricketts
1233 Co. Rd. 201
Calera, AL 35040

Special Warranty Deed

Case# 011-602629

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of \$20,300.50 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 **Debora L. Ricketts**, whose address is 1233 Co. Rd. 201 Calera, AL 35040 (herein referred to as grantees), the following described real estate, situated in **Shelby** County, Alabama, the address of which is 1233 Co Rd 201, Calera, AL 35040, to wit:

Lot 1, according to survey of Key Place Farms, as recorded in Map Book 38, Page 17, in the Probate Office of Shelby County, Alabama. 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.

Subject to the statutory rights of redemption from the foreclosure sale evidenced by that certain foreclosure deed from Barry d. Corum, an unmarried man, to Selene Finance LP dated February 9, 2015, and recorded February 16, 2015 in Instrument No. 20150216000048800 in the Probate Court of Shelby County, Alabama

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

August 17, 2015.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 12 day of August, 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 Ray Muhammad whose name as Delage 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.

, 2015.

WITNESS my hand and official seal in the county and state aforesaid this the 12 day of August

My Commission Expires:

Notary Public

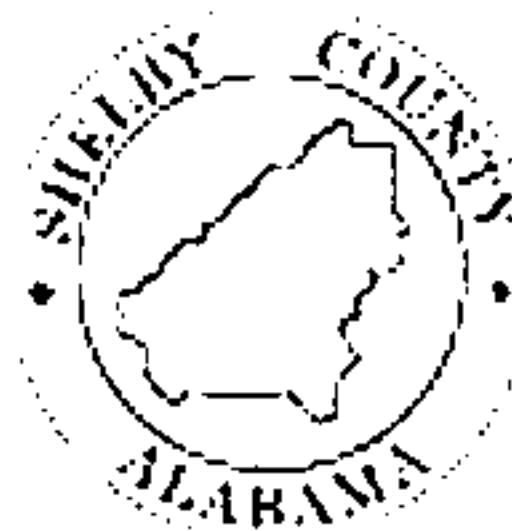
SHARON LEE

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
08/19/2015 02:08:21 PM
\$37.50 CHERRY
20150819000289330

[Signature]

This instrument was prepared by:
The Law Office of Jack R. Thompson, Jr., LLC
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