

20150917000325430
09/17/2015 08:12:26 AM
DEEDS 1/2

SEND TAX NOTICE TO:

Communication Network Corporation
297 West Valley Ave
Birmingham, AL 35209

Special Warranty Deed

Case# 011-704645

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of \$65,107.00 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 **Communication Network Corporation - Sole Proprietor**, whose address is 297 West Valley Ave, Birmingham, AL 35209 (herein referred to as grantees), the following described real estate, situated in **Shelby** County, Alabama, the address of which is 6408 Highway 49, Columbiana, AL 35051, to wit:

The following described real estate situated in Shelby County, Alabama, to wit:

Commence at the Southwest corner of Section 12, Township 20 South, Range 1 West; thence run South 88 degrees 36 minutes 08 seconds East a distance of 3,317.00 feet, more or less, to the North right of way line of Highway 49; thence run South 70 degrees 37 minutes 36 seconds East along said right of way a distance of 168.26 feet to the point of beginning; thence continue along last described course a distance of 117.28 feet; thence turn an angle of 105 degrees 51 minutes 21 seconds left and run a distance of 164.18 feet; thence turn an angle of 89 degrees 58 minutes 48 seconds left and run a distance of 86.63 feet; thence turn an angle of 78 degrees 51 minutes 10 seconds left and run a distance of 134.79 feet to the point of beginning.

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 9/11/2015.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 17th day of Sept, 2015

[Signature]
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 Tristan Black whose name as Delega 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 11 day of Sept, 2015.

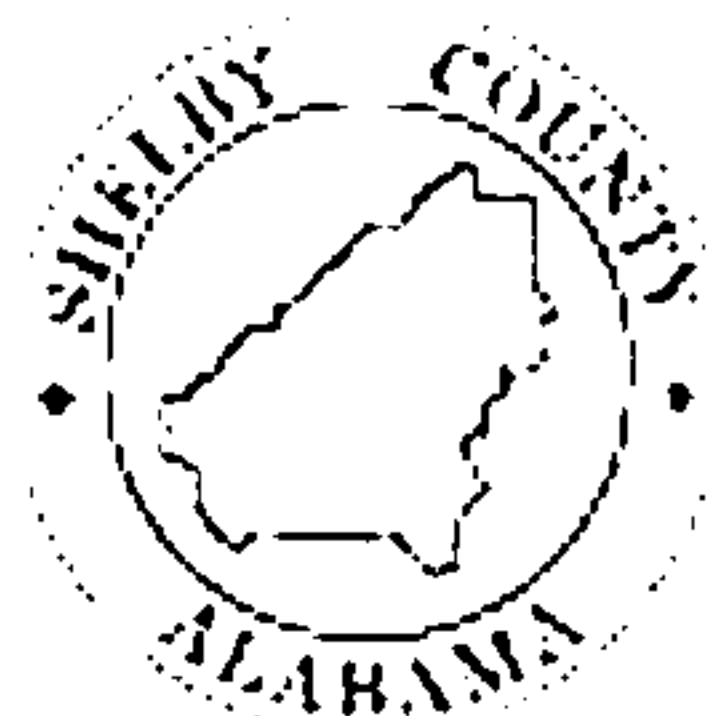
My Commission Expires:

[Signature]
Notary Public

(S E A L)



SHARON LEE
NOTARY PUBLIC
COBB COUNTY, GEORGIA
MY COMMISSION EXPIRES
JANUARY 21, 2018



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/17/2015 08:12:26 AM
\$82.50 CHERRY
20150917000325430

[Signature]

This instrument was prepared by:
The Law Office of Jack R. Thompson, Jr., LLC
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Phone (205) 443-9027