

Send tax notice to:
Steve Freeman

GAR1500475

Case No. 011-432347

STATE OF ALABAMA
COUNTY OF JEFFERSON

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **The Secretary of Housing and Urban Development** (hereinafter referred to as "Grantor"), for and in consideration of the sum of Eighty-Eight Thousand One Dollar and 52/100--(\$88,001.52), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto **Steve Freeman, a married man** (hereinafter referred to as "Grantee"), in fee simple, together with every right of reversion, the following described real property situated in the County of SHELBY, State of Alabama:

Lot 2, according to the Survey of Buck Creek Landing, as recorded in Map Book 20, Page 136, in the Office of the Judge of Probate of Shelby County, Alabama.

THIS DEED IS NOT TO BE IN EFFECT UNTIL: October 2, 2015


Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated October 30, 2014 and recorded in 20141103000345470.

\$70,401.22 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to the said Steve Freeman, in fee simple, and to the heirs, together with every right of reversion. Grantors makes no warranty or covenant respecting the nature of equality of the title to the property hereby conveyed except the following: Grantor does hereby specifically warrant the title to said property against the lawful claims of all persons claiming by, through, or under the Grantor, since the date of acquisition thereof by the Grantor. **SUBJECT** however, to all covenants, restrictions, reservations, easements, conditions, liens and other rights of whatever nature appearing of record; Further subject to any state of facts an accurate survey would show.

IN WITNESS WHEREOF, the undersigned has set his/her hand as the duly authorized representative of The Secretary of Housing and Urban Development this 2 day of October, 2015.


THE SECRETARY OF HOUSING
AND URBAN DEVELOPMENT


By: Kendra Martin
Its: As HUD's Designated Agent

STATE OF Georgia)
COUNTY OF Fulton)

I, the undersigned, a Notary Public in and for said County in said State, do hereby certify that Kendra Martin, who is personally well known to me to be the duly authorized representative of The Secretary of Housing and Urban Development and the person who executed the foregoing instrument bearing the date October 2, 2015, by virtue of authority vested in him/her by the delegation of authority published at Federal Register Notice FR-4837-D-57 (July 25, 2005), and acknowledged before me on this day that, being informed of the contents of this conveyance, he/she executed the same voluntarily for and on behalf of The Secretary of Housing and Urban Development, on the day and year above stated.

GIVEN under my hand and seal this the 2 day of October, 2015.


NOTARY PUBLIC

Printed Name: _____

My Commission Expires: _____



This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Parkway Suite 645
Birmingham, AL 35243
S. Kent Stewart



20151007000351460 2/2 \$35.00
Shelby Cnty Judge of Probate, AL
10/07/2015 08:54:27 AM FILED/CERT