

20151016000361980
10/16/2015 09:39:11 AM
DEEDS 1/2

Send tax notice to:

ALANA DAWN SMITH
221 Woodridge Trail
Chelsea, AL 35043

STATE OF ALABAMA
Shelby COUNTY

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

2015591

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Seventy-One Thousand and 00/100 and 00/100 (\$171,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, SECRETARY OF HOUSING AND URBAN DEVELOPMENT, whose mailing address is 40 MARIETTA STREET, ATLANTA, GA 30303 (hereinafter referred to as "Grantors") by ALANA DAWN SMITH whose mailing address is 221 Woodridge Trail, Chelsea, AL, 35043 (hereinafter referred to as Grantee") the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 26, according to the Survey of Cameron Woods Second Addition, as recorded in Map Book 30, Page 20, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2015 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2016.
2. Subject to all matters as set forth as shown on the plat as recorded in Map Book 30, Page 20 of the Probate Records of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
4. Homeowners Association recorded in Instrument 1999-9714, of the Probate Records of Shelby County, Alabama.

\$173,890.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. Grantor makes no warranty or covenants respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, the said Grantor, SECRETARY OF HOUSING AND URBAN DEVELOPMENT, by Trista Black its Delegated, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 13 day of October, 2015.

SECRETARY OF HOUSING AND URBAN DEVELOPMENT

BY:

ITS:

STATE OF GA
COUNTY OF COB

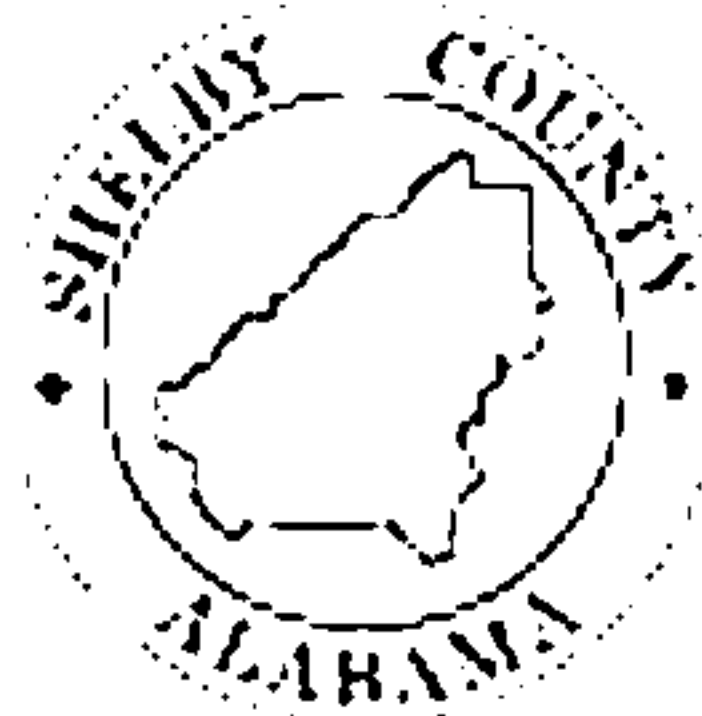
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Trista Black, whose name as Delegated of SECRETARY OF HOUSING AND URBAN DEVELOPMENT, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument and with full authority, he executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 13 day of October, 2015.



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

Notary Public
Print Name:
Commission Expires:



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/16/2015 09:39:11 AM
\$18.00 DEBBIE
20151016000361980

James W. Fuhrmeister