

SEND TAX NOTICE TO:

Jamisa D. Williams
223 Perthshire Way
Pelham, AL 35124

Special Warranty Deed

Case# 011-656051

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **\$166,000.00** 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 **Jamisa D. Williams**, whose address is 223 Perthshire Way Pelham AL 35124 (herein referred to as grantees), the following described real estate, situated in **Shelby** County, Alabama, the address of which is 223 Perthshire Way, Pelham, AL 35124, to wit:

Lot 1817, according to the Final Plat of Perthshire at Ballantrae, Phase I, as recorded in Map Book 40, page 91, 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.

Grantor makes no warrant or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that Grantor has neither permitted or suffered any lien, encumbrances or adverse claim to the property described herein since the date of the acquisition thereof by Grantor.

Note: \$165,999.00 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 10/22/2015.

NOTE: Subject to the statutory right of redemption from that certain mortgage foreclosure sale as evidenced by foreclosure deed to Alabama Housing Finance Authority, dated June 26, 2015, recorded in Instrument No. 20150629000218820.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 22 day of October, 2015

K. Martin As HUD's Designated Agent
Secretary of Housing & Urban Development

STATE OF Georgia
Fulton County

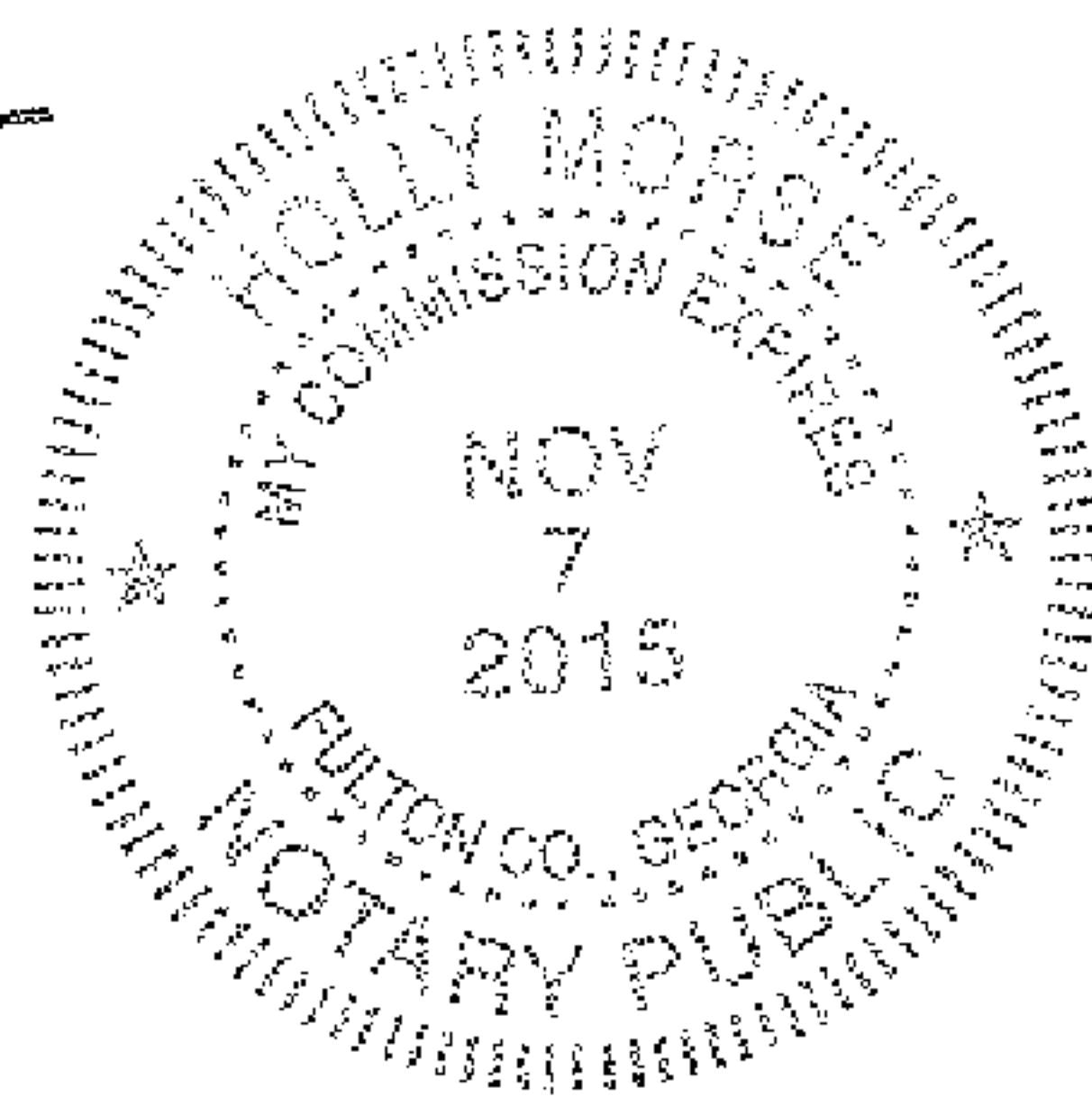
I, Holly Morse, a Notary Public in and for said county in said state, hereby certify that I, The Undersigned, a notary for said County and in said State, hereby certify that Kendra Martin, whose name as As HUD's Designated Agent of Housing & Urban Development, are signed to the foregoing instrument, 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 22 day of October, 2015.

My Commission Expires:

Holly Morse
Notary Public

(SEAL)



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



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/23/2015 11:57:14 AM
\$17.50 CHERRY
20151023000370060

James W. Fuhrmeister