

HUD Case No. 011-634957

This instrument prepared by:
Halbrooks & Allen, LLC
1 Independence Plaza Suite 704
Birmingham, AL 35209

Send Tax Notice to:
Chequita May
528 Walker Road
Pelham, AL 35124
(which is the property address)

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Hundred Thousand and No/100 (\$100,000.00)* to the undersigned, The Secretary of Housing and Urban Development** (herein referred to as Grantor) in hand paid by the Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Chequita May, single*** (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 203, according to the Survey of The Village at Stonehaven Phase 2, as recorded in Map Book 26, Page 126, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
 2. Ad valorem Taxes for the current tax year, which Grantee herein assume and agree to pay.
 3. Easements, restrictions and setback lines as shown on recorded plat.
 4. All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed recorded in Instrument 20150327000096800, in the Probate Office of Shelby County, Alabama.
 5. Restrictions appearing in Instrument No. 2000-7814.
 6. Mineral and mining rights not owned by grantor.
- * as evidenced by the closing statement

\$ 101,648.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

** whose address is: 40 Marietta Street, Five Points Plaza, Atlanta, GA 30303

*** whose address is the property address

Effective date of the deed is December 4, 2015.

TO HAVE AND TO HOLD Unto the said Grantee, his/her heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 2 day of December, 2015.

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The Secretary of Housing and Urban Development

By: HomeTelos, LP as Asset Manager
Contractor for C-OPC-23637

Its: For HUD by:
Darice Green, Assistant Project Manager

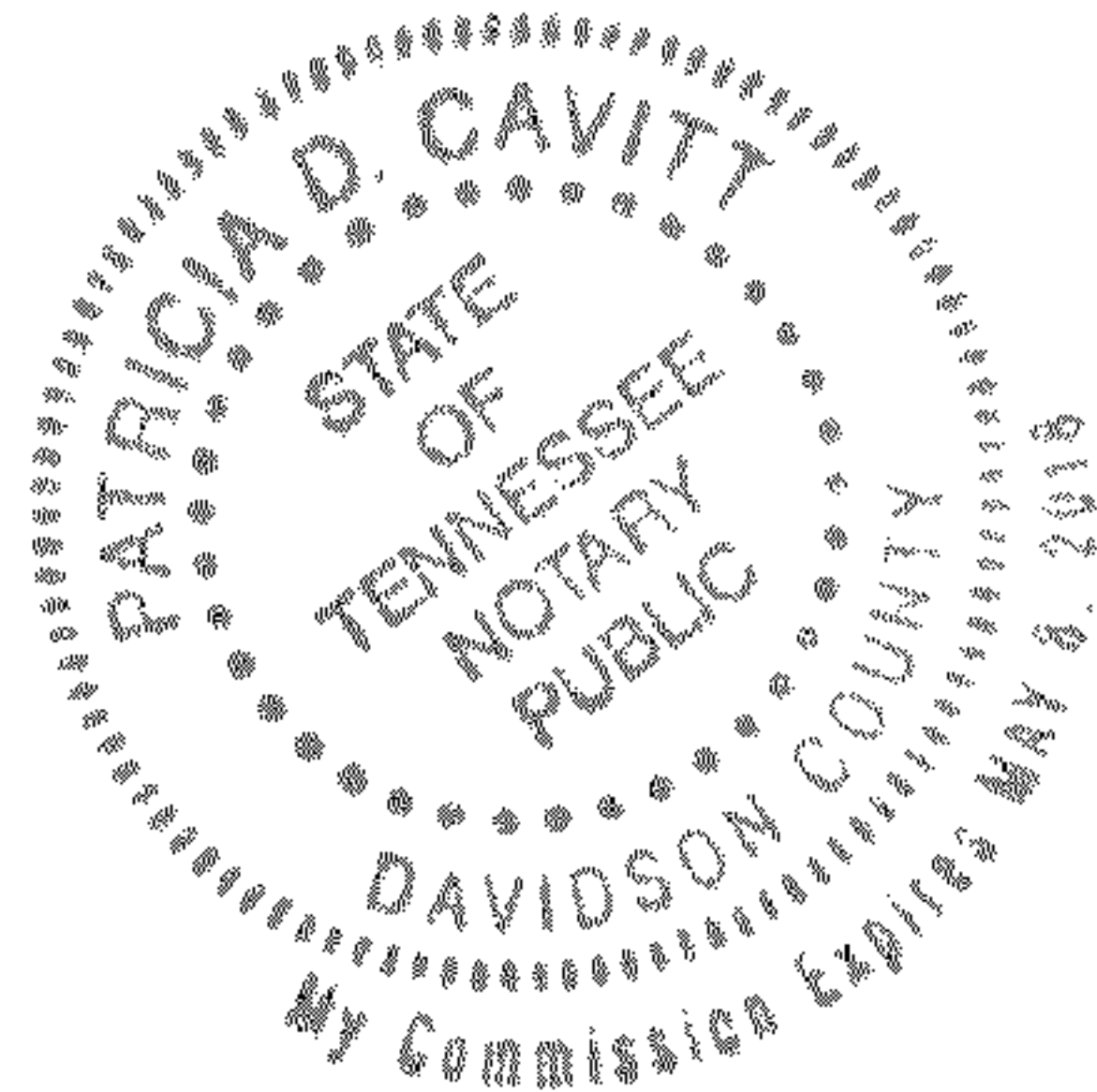
011634957

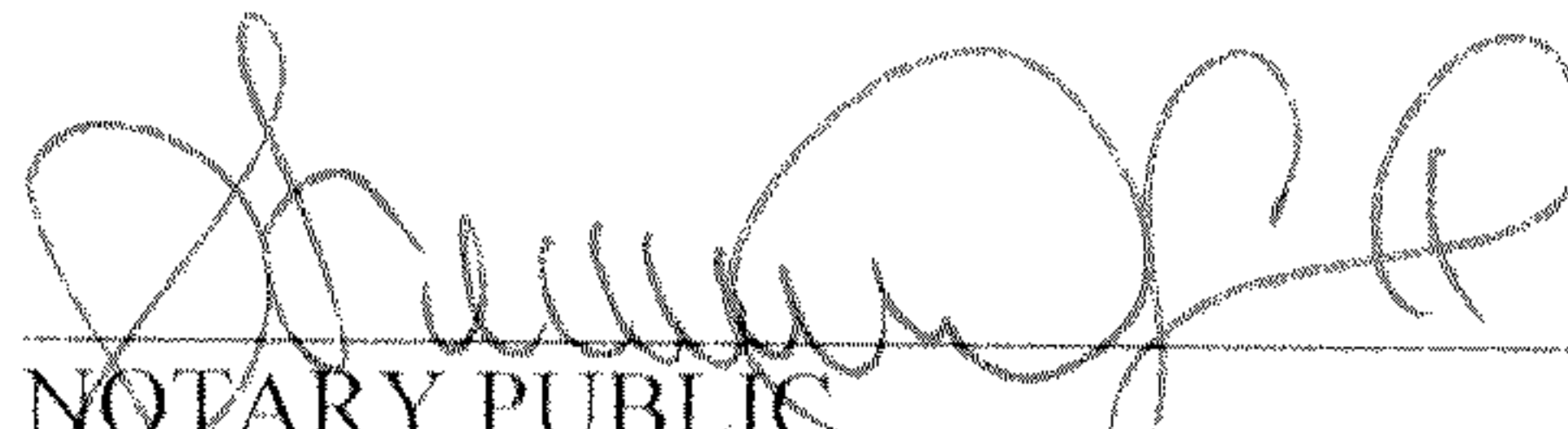
STATE OF TENNESSEE

COUNTY OF DAVIDSON

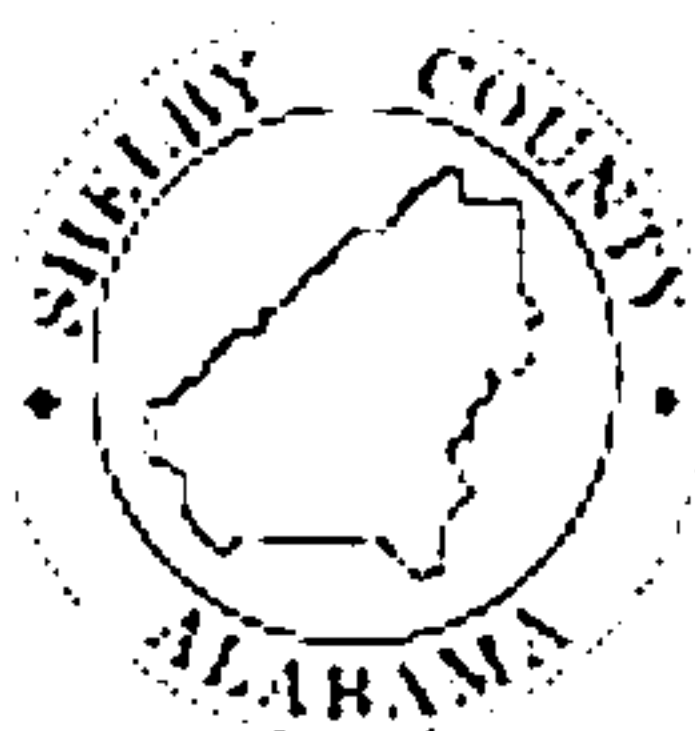
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
DARICE GREEN whose name as Contractor
for/of The Secretary of Housing and Urban Development is signed to the foregoing
conveyance, and who is known to me, acknowledged before me on this day that, being informed
of the contents of the conveyance, he/she, as such officer and with full authority, executed the
same voluntarily for and as the act of said entity on the day the same bears date..

Given under my hand and official seal, this the 2 day of December, 2015.





NOTARY PUBLIC
My Commission Expires: _____
AFFIX SEAL



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/07/2015 01:34:09 PM
\$18.00 CHERRY
20151207000417360

