

20160202000033840
02/02/2016 12:57:14 PM
DEEDS 1/2

SEND TAX NOTICE TO:

Zachary Thomas Brooks
4505 Oxford Road
Birmingham, AL 35242

Special Warranty Deed

Case# 011-714036

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of \$128,000.00 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 **Zachary Thomas Brooks**, whose address is 116 Lynn Drive, Trussville, AL 35173 (herein referred to as grantees), the following described real estate, situated in Shelby County, Alabama, the address of which is 4505 Oxford Road, Birmingham, AL 35242 to wit:

Lot 19, according to the Survey of Old Virginia, as recorded in Map Book 7, page 117, 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: \$159,032.00 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 2/1/16

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 29 day of Jan, 2016

Secretary of Housing & Urban Development

STATE OF GA
Gwinnett County

I, Keyana Marshall, 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 Nicole Freeman, whose name as deputy 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 29 day of Jan, 2016.

My Commission Expires:

Keyana Marshall
Notary Public

(SEAL)
KEYANA MARSHALL
GWINNETT COUNTY, GEORGIA
NOTARY PUBLIC
MY COMMISSION EXPIRES
JULY 25, 2016

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
02/02/2016 12:57:14 PM
\$18.00 CHERRY
20160202000033840

James W. Fuhrmeister