

20160222000053410
02/22/2016 11:26:36 AM
DEEDS 1/2

SEND TAX NOTICE TO:

Frederick & Lisa Rauckman
305 Tradewinds Cir
Alabaster AL 35007

Special Warranty Deed

Case# 011-752559

STATE OF ALABAMA

COUNTY OF JEFFERSON

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of \$108,000.00 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 **Frederick A. Rauckman & Lisa N. Rauckman Joint Tenants with Rights of Survivorship**, whose address is 305 Tradewinds Cir Alabaster AL 35007 (herein referred to as grantees), the following described real estate, situated in **Shelby** County, Alabama, the address of which is 305 Tradewinds Circle, Alabaster, AL 35007, to wit:

Lot 77, according to the Survey of Third Sector Portsouth, as recorded in Map Book 7, Page 110, 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, unto the said GRANTEES as joint tenants with right of survivorship, 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: \$0.00 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 February 18, 2016.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 19 day of Feb, 2015 2016

[Signature]
Secretary of Housing & Urban Development

STATE OF GA
Cobb County

I, Sharon Lee, 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 Tristan Black whose name as delegated 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 19 day of Feb, 2015 2016.

My Commission Expires:

[Signature]
Notary Public

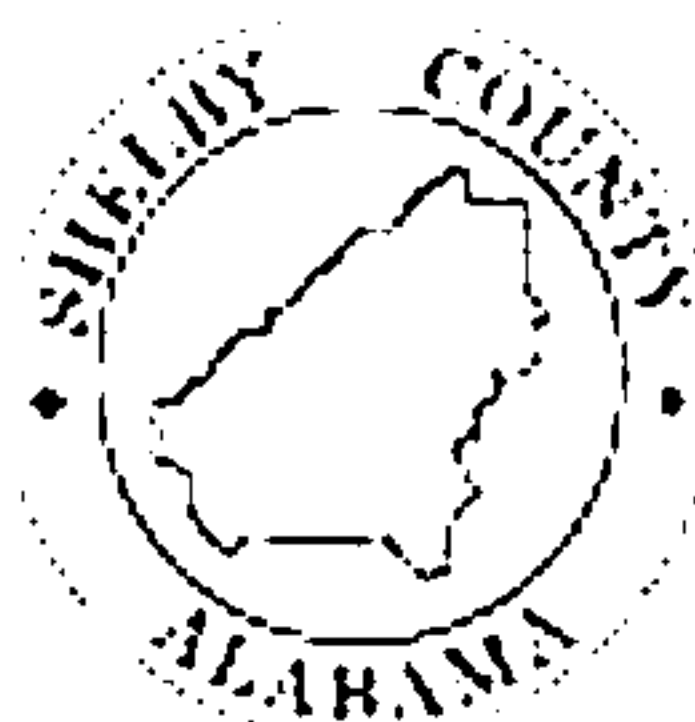


SHARON LEE
NOTARY PUBLIC
COBB COUNTY, GEORGIA
MY COMMISSION EXPIRES
JANUARY 21, 2019

(SEAL)

Subject to the statutory right of redemption from foreclosure of that certain mortgage given by Emily E. Salter and Whitney P. Salter, to Village Capital & Investment, LLC, recorded in Instrument No. 2015820000290380 in the Probate Office of Shelby County Alabama

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
02/22/2016 11:26:36 AM
\$125.00 CHERRY
20160222000053410

[Signature]