

20160324000094580

03/24/2016 11:13:12 AM

DEEDS 1/2

SEND TAX NOTICE TO:

Adam C. Erhart
428 Cedar Grove Lane
Maylene, AL 35114

Special Warranty Deed

Case# 011-652025

STATE OF ALABAMA

COUNTY OF Shelby

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of \$119,260.00 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 **Adam Erhart** whose address is 428 Cedar Grove Lane Maylene, AL 35114 (herein referred to as grantees), the following described real estate, situated in **Shelby County, Alabama**, the address of which is 428 Cedar Grove Lane, Maylene, AL 35114 to wit:

Lot 7, according to the Survey of Cedar Grove at Sterling Gate, Sector 1, Phase 2, as recorded in Map Book 24, Page 20, 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: \$ 121,581.00 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 3-24-16

011-652025

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 21 day of March, 2016

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

Secretary of Housing & Urban Development

For HUD by: Ron Hutchison
Ron Hutchison, Senior Project Manager

STATE OF TN
Davidson County

I, Patricia D. Cavitt, 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 RON HUTCHISON whose name as authorized signatory of Secretary 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 21 day of March, 2016.

My Commission Expires:

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
03/24/2016 11:13:12 AM
\$18.00 DEBBIE
20160324000094580

James W. Fuhrmeister