

HUD CASE #011-713892

20160419000127980 1/2 \$18.00
Shelby Cnty Judge of Probate, AL
04/19/2016 11:16:16 AM FILED/CERT

FILE NO: V16-002

Send Tax Notice To: Marcus A. St John and Jennifer Lynn St. John
3985 Guilford Road
Birmingham, Alabama 35242

STATE OF ALABAMA)
SHELBY COUNTY)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of One Hundred Eighty Thousand AND NO CENTS (\$180,000.00), and other good and valuable consideration, the amount of which can be verified in the Sales Contract between the parties hereto and the HUD-1 Closing Statement, this day in hand paid to the undersigned GRANTOR, in hand paid by the GRANTEE herein, The Secretary of Housing and Urban Development, his Successors and Assigns, whose mailing address is 40 Marietta Street, Five Points Plaza, Atlanta, Georgia 30303 (hereinafter referred to as GRANTOR), the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE'S, Marcus A. St. John, and Jennifer Lynn St. John, joint Tenancy with Right of Survivorship, whose mailing address is 3001 Inverness Cliffs, Birmingham, AL 35242(hereinafter referred to as GRANTEE'S) the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, the address of which is, 3985 Guilford Road, Birmingham, AL 35242; to-wit:

LOT 39, ACCORDING TO THE SURVEY OF FINAL RECORD PLAT OF GREYSTON FARMS GUILFORD PLACE SECTOR PHASE 3, AS RECORDED IN MAP BOOK 24, PAGE 27, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

This being the same property conveyed to The Secretary of Housing and Urban Development, his Successors and Assigns by deed dated August 5, 2015 and filed November 4, 2015 with Instrument # 20151104000383740.

THIS CONVEYANCE IS MADE SUBJECT TO: 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 from Roy Smith IV to Bank of America, N.A., dated July 15, 2015, and recorded July 15, 2015 under Instrument # 20150715000240820, in the Probate Office of Shelby County, Alabama, under and in accordance with the laws of the State of Alabama or the United States of America.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE'S, then to the heirs and assigns of the GRANTEE'S, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenant with GRANTEE'S, and with GRANTEES' heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE'S, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

Effective Date of Deed is March 4, 2016.

IN WITNESS WHEREOF, said GRANTOR has hereunto set its hand and seal this the 1 day of March, 2016.

The Secretary of Housing and Urban Development, his Successors and Assigns

By: _____ Its: _____

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

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

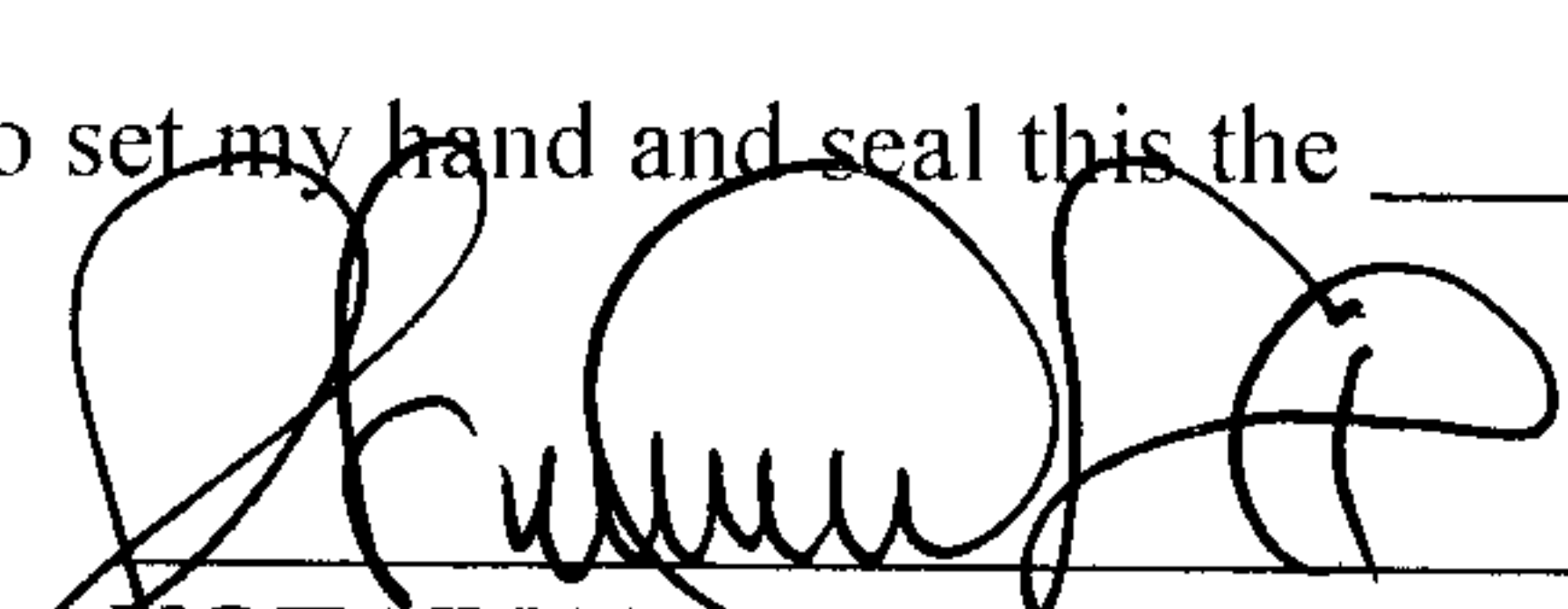
STATE OF TN)
COUNTY OF Davidson)

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I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that RON HUTCHISON, whose name as authorized synetory of/for **The Secretary of Housing and Urban Development, his Successors and Assigns**, is signed to the foregoing conveyance, and who is known to me, knowingly and willingly acknowledged before me on this day that, being informed of the contents of the Instrument, he/she, as such Synetory and with full authority, executed the same voluntarily on the day the same bears date for and as the act of **The Secretary of Housing and Urban Development, his Successors and Assigns**.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 1 day of March, 2016.



NOTARY PUBLIC
My Commission Expires: _____

THIS INSTRUMENT PREPARED BY:
Brian M. Cloud, Esquire
Cloud & Willis, LLC
201 Beacon Parkway West, Suite 400
Birmingham, Alabama 35209

