

This instrument was prepared by:  
Rodney S. Parker, Attorney-at-Law  
300 Vestavia Parkway  
Suite 2300  
Birmingham, Alabama 35216  
File # 2016-05-5107  
Documentary Evidence: Sales Contract

Send tax notice to:  
Leah Poe  
163 Lime Creek Lane  
Chelsea, Alabama 35043  
(Grantee's Mailing Address)

SPECIAL WARRANTY DEED

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Eighty-Six Thousand Six Hundred Thirty-Six and 00/100 Dollars (\$186,636.00)**, which is the total purchase price, in hand paid to the undersigned Grantor by the Grantee herein, the receipt and sufficiency of which are hereby acknowledged, **The Secretary of Housing and Urban Development**, whose address is **40 Marietta Street, Five Points Plaza, Atlanta, GA 30303**, (hereinafter referred to as "Grantor") does by these presents, grant, bargain, sell, and convey unto **Leah Poe, individual** (hereinafter referred to as "Grantee"), the following described real estate situated in **Shelby County, Alabama**, to-wit:

**Lot 34, according to the survey of Lime Creek at Chelsea Preserve, Subdivision 1, as recorded in Map Book 32, page 25, in the Probate Office of Shelby County, Alabama.**

All of the above-recited purchased price was paid from a mortgage loan closed simultaneously herewith.

Property Address: 163 Lime Creek Lane, Chelsea, Alabama 35043

SUBJECT TO: Taxes for the current year and all subsequent years not yet due and payable, all covenants, restrictions, conditions, encumbrances, easements, rights of way, set back lines, limitations, and other rights, if any, of record.

TO HAVE AND TO HOLD to Grantee, his heirs and assigns, forever.

Effective date of the deed is June 13, 2016.

IN WITNESS WHEREOF, the said Grantor, **Tracy Spinks**, its authorized signatory, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 8 day of June, 2016.

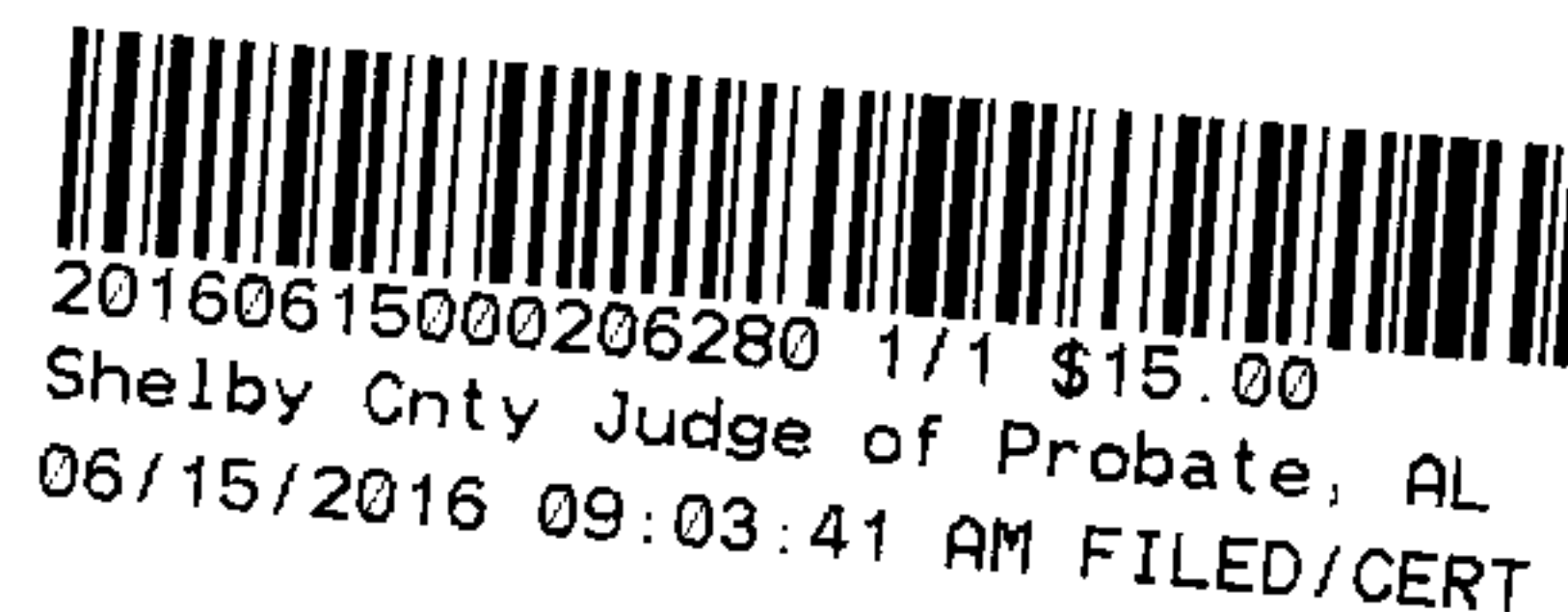
The Secretary of Housing and Urban Development  
HomeIelos, LP as Asset Manager  
By: Contractor for D-OPC-23637 (Seal)  
Its: [Signature]  
For HUD by: Tracy Spinks, Marketing Manager

STATE OF TN  
COUNTY OF Davidson

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that **TRACY SPINKS**, whose name as authorized signatory 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 said conveyance he/she, as such authorized signatory 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 8 day of June, 2016

[Signature]  
Notary Public:  
My Commission Expires:



FHA Case No. 011-686593