

This Instrument Prepared By:

Jason Tingle, Esq.
2110 Devereux Circle, Suite 100
Birmingham, Alabama 35243

Send Tax Notice To:

HUD
451 7th Street SW
Washington, D.C. 20410

20160714000244850
07/14/2016 10:33:34 AM
DEEDS 1/3

STATE OF ALABAMA)
COUNTY OF SHELBY)

PREPARED WITHOUT BENEFIT OF SURVEY

SPECIAL STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Five Hundred and 00/100 Dollars (\$500.00), and other good and valuable considerations, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged,

CITIMORTGAGE, INC.

Whose address is: 1000 Technology Drive, O'Fallon, Missouri 63368

(herein referred to as "Grantor") grants, bargains, sells and conveys unto:

SECRETARY OF HOUSING AND URBAN DEVELOPMENT

Whose address is: 451 7th Street SW, Washington, D.C. 20410

(herein referred to as "Grantee"), the following described real estate, situated in SHELBY, COUNTY, ALABAMA, to-wit:

See Exhibit "A"

SUBJECT TO:

1. All assessments and taxes for the year 2013 and all subsequent years, which are not yet due and payable.
2. Right or claims of parties in possession and easements or claims of easements not shown by the public records, boundary line disputes, overlaps, encroachments, and any matters not of record which would be disclosed by an accurate survey and inspection of the land.
3. Taxes or special assessments which are not shown as existing liens by the public records.
4. Any lien or right to lien for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by public record.
5. Restrictions, covenants and easements of record.
6. Any inaccuracy in statement made as to the quantity of land contained within the boundaries of the land described in the legal description.
(Exhibit A on the title commitment.)

TO HAVE AND TO HOLD unto the said Grantee, and his/her/its assigns forever.

SUBJECT TO STATUTORY RIGHT OF REDEMPTION, if any, of all parties lawfully entitled thereto pursuant to the Code of Alabama (1975), and the amendments thereto.

PROPERTY SOLD AS IS and Grantor only warrants title from the time it obtained title until the date Grantor conveys its interest in the aforesaid property to the Grantee.

IN WITNESS WHEREOF, the said Grantor, by Vice President - Document Control, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 10 day of September, 2013.

ATTEST:

CITIMORTGAGE, INC.

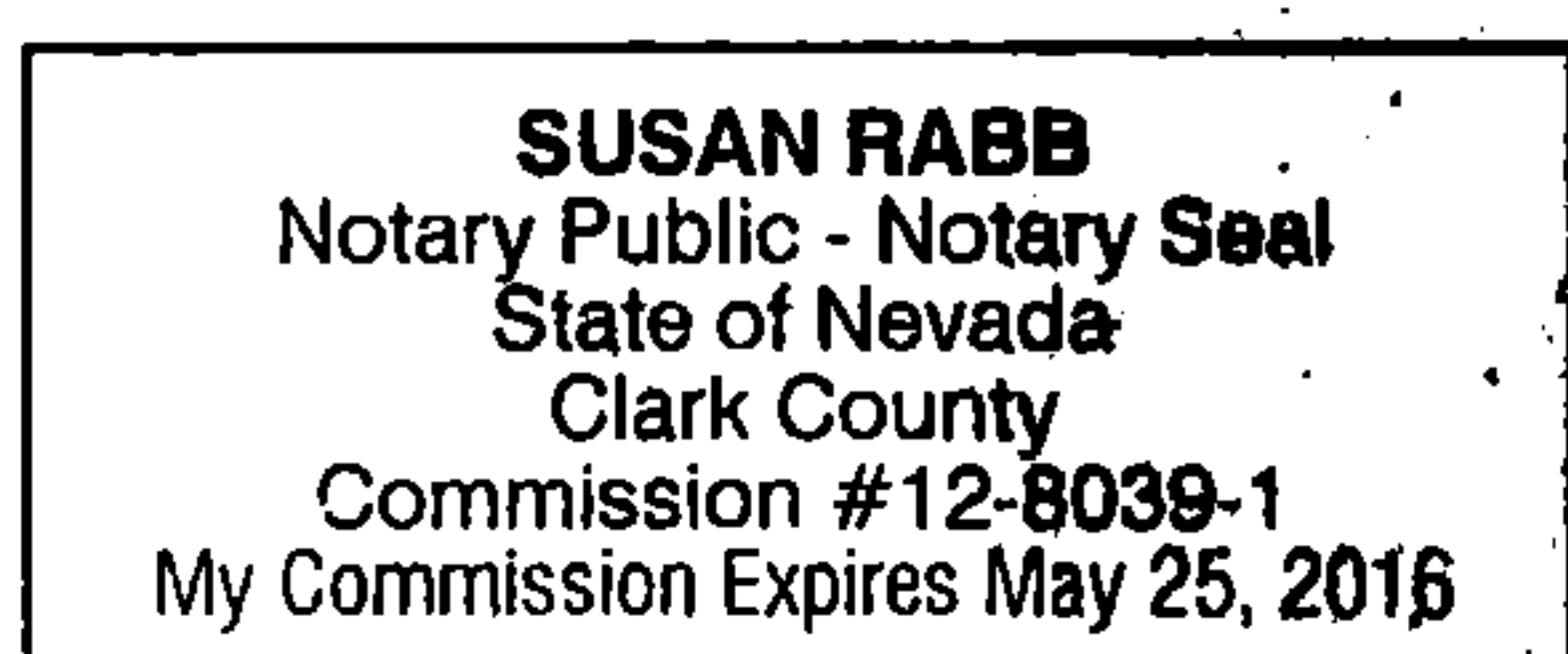
Nicole Corso 9-10-13
Nicole Corso
Vice President - Document Control

By: Debra Carroll 9/10/13
Debra Carroll
Vice President - Document Control

STATE OF Nevada)
COUNTY OF Clark)

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Debra Carroll, whose name as Vice President - Document Control of CITIMORTGAGE, INC., 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 conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 10 day of September, 2013.



Susan Rabb 9-10-13
Notary Public
My Commission Expires: May 25, 2016

20160714000244850 07/14/2016 10:33:34 AM DEEDS 3/3

20090311000089090 10/10 \$263.30
Shelby Cnty Judge of Probate, AL
03/11/2009 12:47:26PM FILED/CERT

EXHIBIT A

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN SHELBY COUNTY, ALABAMA TO-WIT:

COMMENCE AT THE NE CORNER OF THE NE 1/4 OF THE NW 1/4 OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 1 EAST; THENCE RUN SOUTH ALONG THE EAST LINE OF SAID 1/4-1/4 SECTION A DISTANCE OF 77.20 FEET; THENCE TURN AN ANGLE OF 81 DEG. 47 MIN. TO THE RIGHT AND RUN A DISTANCE OF 330.00 FEET TO THE SOUTH R.O.W. LINE OF ALABAMA HIGHWAY NO. 25, AND THE POINT OF BEGINNING; THENCE TURN AN ANGLE OF 00 DEG. 37 MIN. TO THE LEFT AND RUN ALONG SAID R.O.W. A DISTANCE OF 210.00 FEET; THENCE TURN AN ANGLE OF 90 DEG. 00 MIN. TO THE LEFT AND RUN A DISTANCE OF 210.00 FEET; THENCE TURN AN ANGLE OF 90 DEG. 00 MIN. TO THE LEFT AND RUN A DISTANCE OF 210.00 FEET; THENCE TURN AN ANGLE OF 90 DEG. 00 MIN. TO THE LEFT AND RUN A DISTANCE OF 210.00 FEET; TO THE POINT OF BEGINNING. SITUATED IN THE NE 1/4 OF THE NW 1/4 OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA.

TAX ID #: 20-3-08-0-000-005,000

BEING ALL AND THE SAME LANDS AND PREMISES CONVEYED TO THOMAS H. MORRIS AND LOUISE N. MORRIS, FOR AND DURING THEIR JOINT LIVES AND UPON THE DEATH OF EITHER OF THEM, THEN TO THE SURVIVOR OF THEM BY SID CROWSON AND GRACE CROWSON IN A WARRANTY DEED EXECUTED 1/2/1969 AND RECORDED 1/14/1969 IN BOOK 256, PAGE 349 OF THE SHELBY COUNTY, ALABAMA LAND RECORDS



7346 2/12/2009 75428585/1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/14/2016 10:33:34 AM
\$21.50 CHERRY
20160714000244850

A handwritten signature in dark ink, appearing to read "James W. Fuhrmeister", is written over the printed name and title of the Probate Judge.