

20160830000313370
08/30/2016 09:16:12 AM
DEEDS 1/2

SEND TAX NOTICE TO:

Laura Anderson

228 Bentmoor Ln.

Helena, AL 35080

Special Warranty Deed

Case# 011-741472

STATE OF ALABAMA

COUNTY OF JEFFERSON

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of \$143,425.00 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 **Laura Anderson**, whose address is 228 Bentmoor Ln, Helena, AL 35080 (herein referred to as grantees), the following described real estate, situated in Shelby County, Alabama, the address of which is 228 Bentmoor Lane, Helena, AL 35080, to wit:

Lot 1193, according to the Map of First Addition, Old Cahaba, Phase III, recorded in Map book 28, Page 133, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to all rights of redemption in favor of all persons entitled to redeem the property from that certain foreclosure sale evidenced by Foreclosure Deed executed by Wells Fargo Bank, NA dated August 12, 2015, 2015 and filed in Instrument No. 20150812000279560, 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: \$114,700.00 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 8-29-16.

011-741472

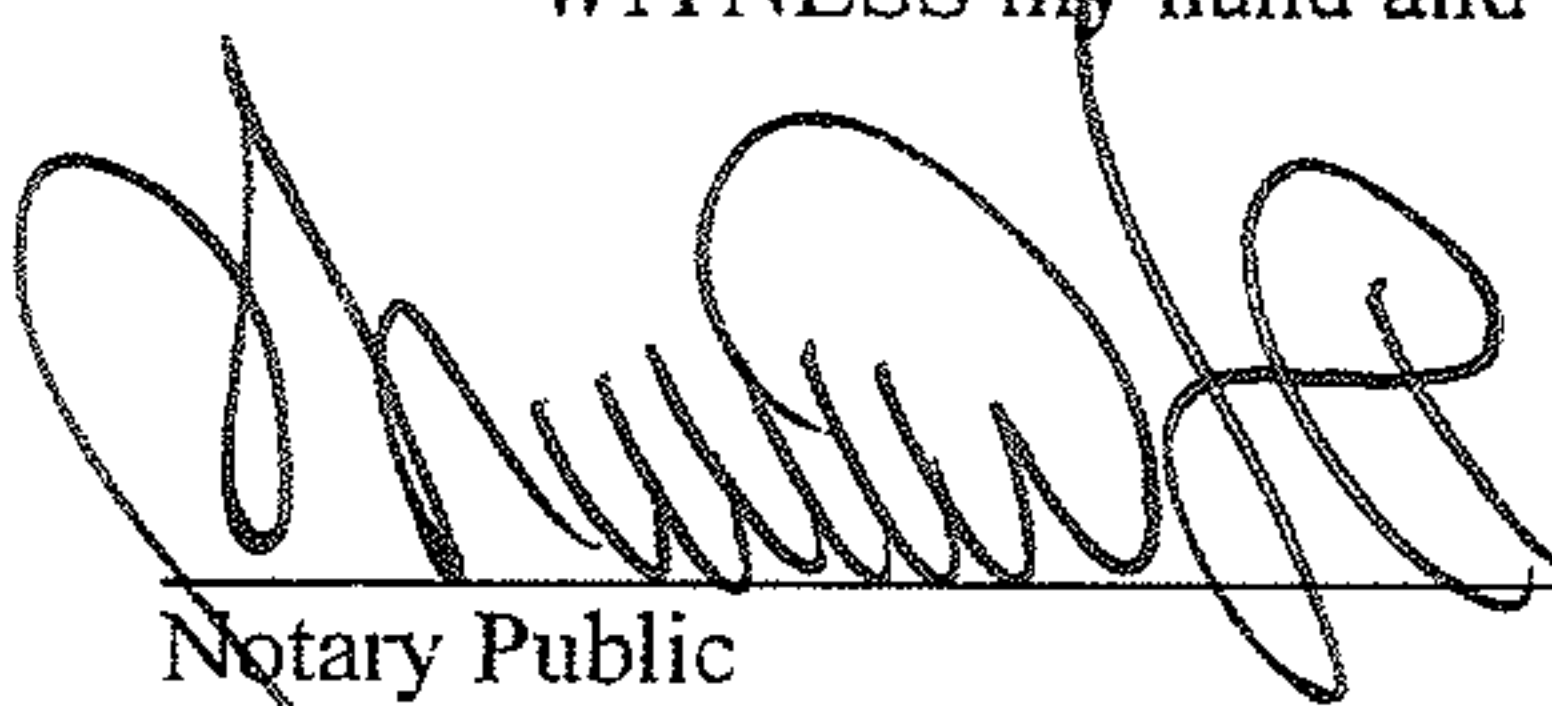
IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 24 day of August, 2016
Q Integrated Co., Asset Manager
Contractor for DU204SA-16-D-01

Secretary of Housing & Urban Development
For HUD by:
Christie Perry, Closing Manager

STATE OF TN
Davidson County

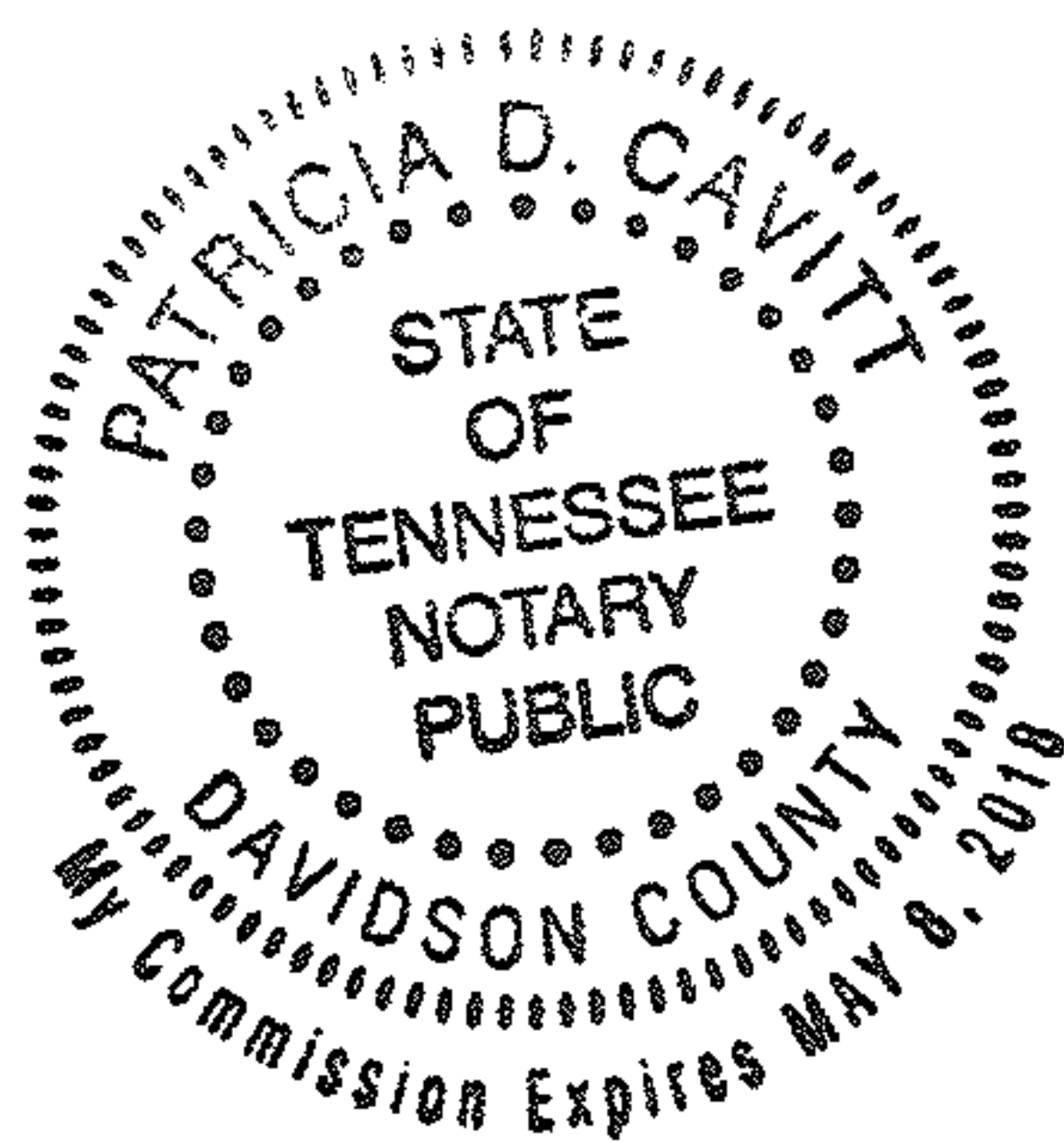
I, Patricia D. Cavitt, a Notary Public in and for said county in said state, hereby certify that I, The Undersigned, a notary for said County and in said State, hereby certify that Christie Perry, whose name as authorized signatory of Housing & Urban Development, are signed to the foregoing instrument, 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 24 day of August, 2016.


Notary Public

My Commission Expires:

(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
08/30/2016 09:16:12 AM
\$47.00 CHERRY
20160830000313370

