

Send tax notice to:

JONATHAN HOWARD
376 TIMBER TRAIL
CHELSEA, AL, 35043

STATE OF ALABAMA
Shelby COUNTY

20161206000444360
12/06/2016 10:18:39 AM
DEEDS 1/2

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

2016639
FHA 011-615933
Effective Date of Deed - 12/5/16

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Fifty-Five Thousand and 00/100 and 00/100 (\$155,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, SECRETARY OF HOUSING & URBAN DEVELOPMENT, its Successors and Assigns by deed dated 7/5/2016 and recorded 8/15/2016 in Instrument 20160815000290980, **whose mailing address** is 40 Marietta Street, Atlanta, GA 30303 (hereinafter referred to as "Grantors") by JONATHAN HOWARD and KENNEDY E. TOLBERT **whose property address is 376 TIMBER TRAIL, CHELSEA, AL, 35043** (hereinafter referred to as Grantee") the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 54, ACCORDING TO THE SURVEY OF COUNTRYSIDE AT CHELSEA, THIRD SECTOR, AS RECORDED IN MAP BOOK 12, PAGE 84, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2016 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2017.
2. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY TO INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS AS RECORDED IN VOLUME 13, PAGE 7 AND VOLUME 24, PAGE 31.
3. Such state of facts as shown on the plat of Countryside at Chelsea, Third Sector, as recorded in Map Book 12, Page 84, in the Office of the Judge of Probate of Shelby County, Alabama.
4. Subject to covenants, conditions and restrictions as set forth in the document recorded in Real Volume 201, Page 463 and any amendments thereto, in the Probate Office of Shelby County, Alabama.
5. Right of way granted to Alabama Power Company as set forth in Real 15, Page 899.
6. Agreement with Alabama Power Company as to underground cables recorded in Real 199, Page 767 and Real 202, Page 581.

\$147,250.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

011615933

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.
Grantor makes no warranty or covenants respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted or suffered any lien, encumbrance of adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, the said Grantor, SECRETARY OF HOUSING & URBAN DEVELOPMENT, by Ron Hutchison, its authorized signatory, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 1 day of December, 2016.

SECRETARY OF HOUSING & URBAN
DEVELOPMENT
Q Integrated Co., Asset Manager
Contractor for DU2048A-16-D-01

BY:

ITS:

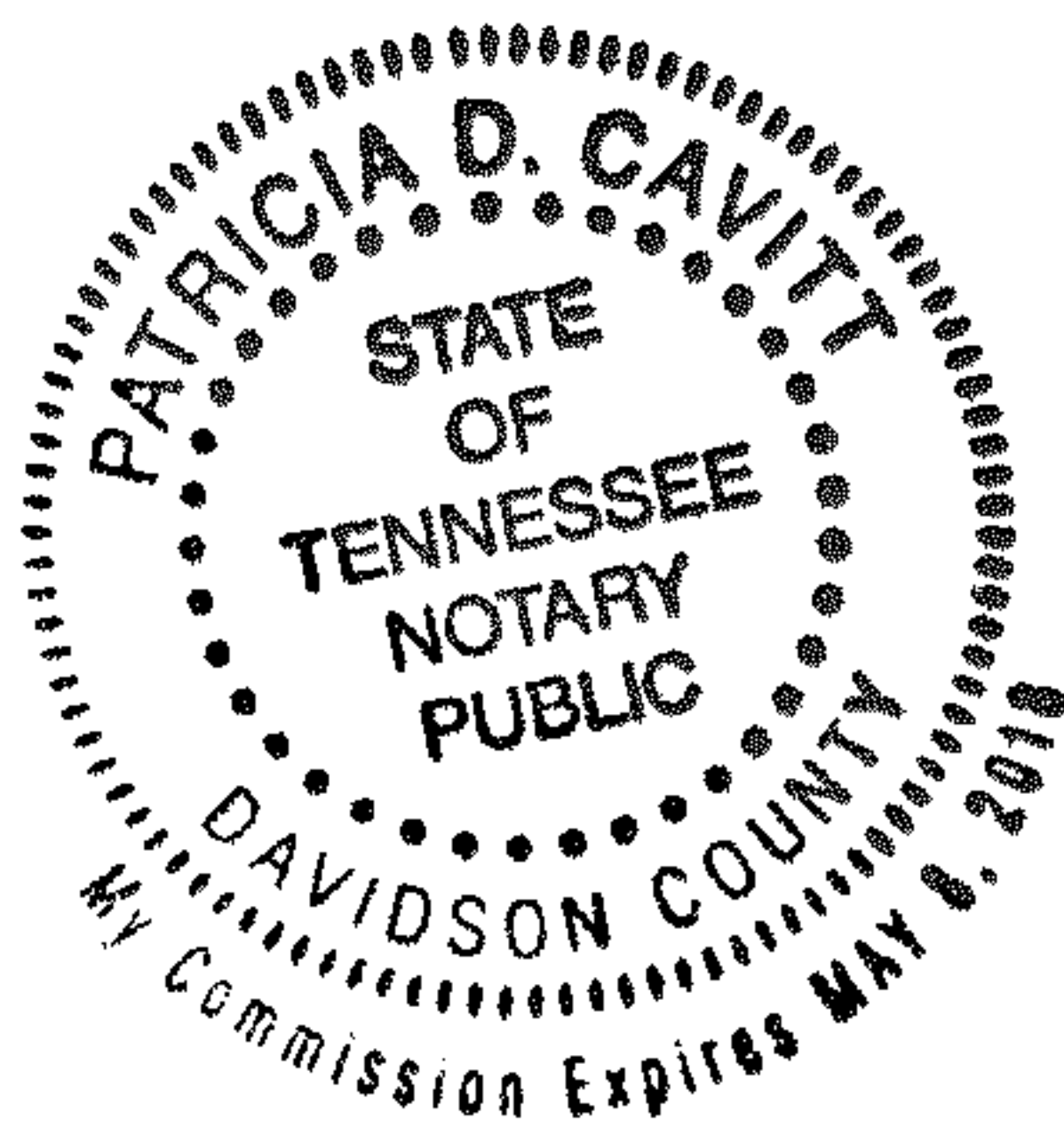
For HUD by Ron Hutchison
Ron Hutchison, Project Manager

STATE OF TN
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that RON HUTCHISON, whose name as authorized signatory of SECRETARY OF HOUSING & URBAN DEVELOPMENT, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument and with full authority, he executed the same voluntarily for and as the act of said ~~corporation~~ Agency etc

Given under my hand and official seal this the 1 day of December, 2016.

FHA 011-615933



[Signature]
Notary Public
Print Name:
Commission Expires:



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/06/2016 10:18:39 AM
\$19.00 CHERRY
20161206000444360

[Signature]