

**Send tax notice to:**  
Tak Shing Chiu  
1564 Haddon Drive  
Hoover, AL 35226  
**BHM1700026**

**This instrument prepared by:**  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243

STATE OF ALABAMA  
COUNTY OF SHELBY

**HUD Case #011-636427**

**SPECIAL WARRANTY DEED**

**20170209000049560**  
**02/09/2017 03:44:30 PM**  
**DEEDS 1/2**

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of **One Hundred Thousand and 00/100 Dollars (\$100,000.00)**, which can be verified by the Sales Contract, in hand paid to the undersigned, **Secretary of Housing and Urban Development**, whose mailing address is 40 Marietta St., Five Points Plaza, Atlanta, GA 30303 (hereinafter referred to as "Grantor"), grant, bargain, sell and convey unto **Tak Shing Chiu, a married person**, whose address is 1564 Haddon Drive, Hoover, AL 35226, (herein referred to as grantees), the following described real estate, situated in **Shelby County, Alabama**, the address of which is **441 Savannah Cove, Calera, AL 35040**, to wit:

**Lot 524, according to the Survey of Savannah Pointe, Sector V, Phase II, as recorded in Map Book 30, Page 42, in the Probate Office of Shelby County, Alabama.**

**SUBJECT TO:**

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.

**\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.**

**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.

This Deed shall be made effective on February 9, 2017.

011-636427

20170209000049560 02/09/2017 03:44:30 PM DEEDS 2/2

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 3  
day of February, 2017.

Secretary of Housing & Urban Development

Q Integrated Co., Asset Manager  
Contractor for DU204SA-16-D-01  
By: \_\_\_\_\_  
Its: \_\_\_\_\_

For HUD by Ron Hutchison  
Ron Hutchison, Project Manager

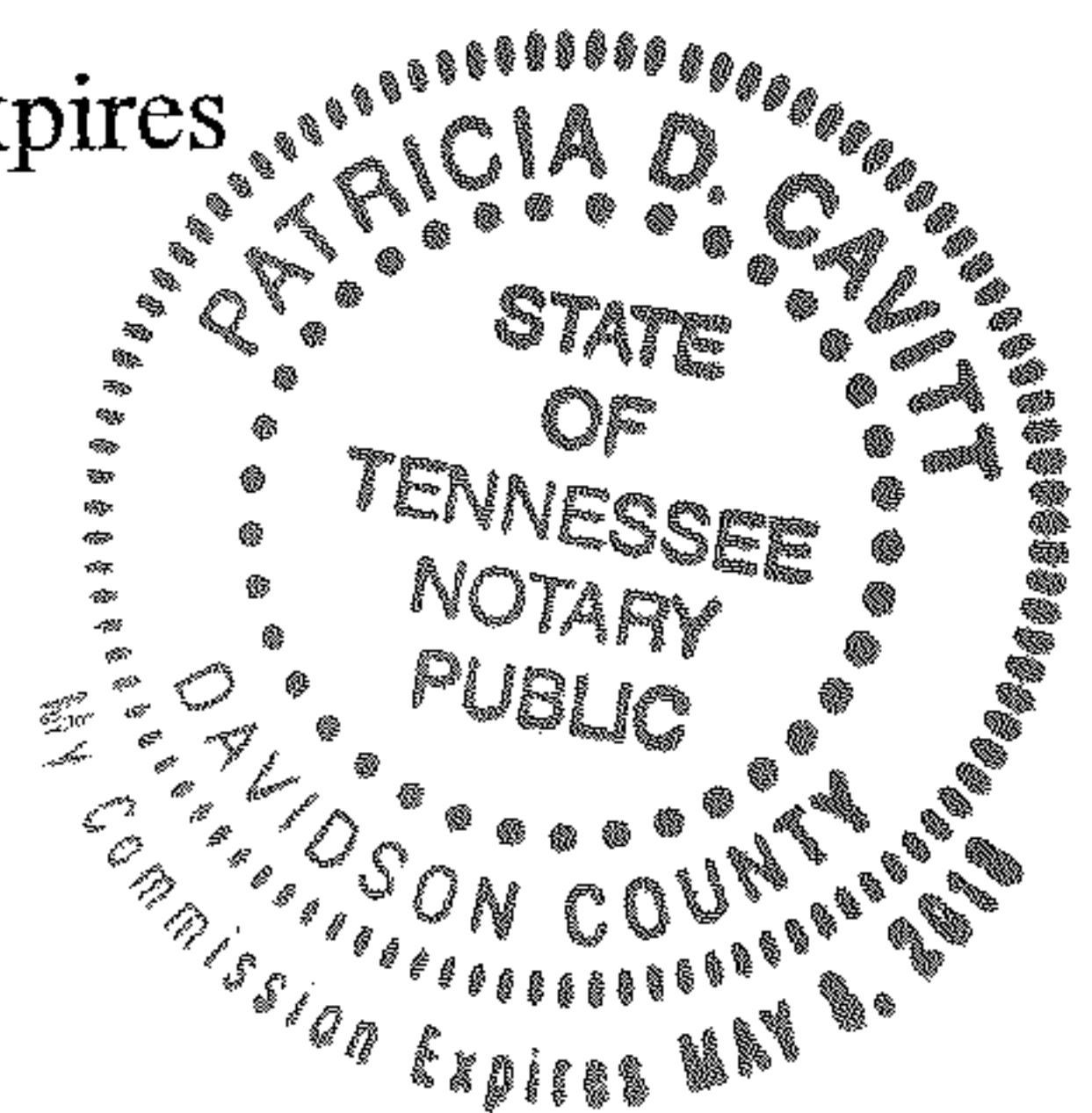
STATE OF TN,  
Davidson County

I, The Undersigned, a notary for said County and 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 is  
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 3 day  
of February, 2017.

(SEAL)

Patricia D. Cavity  
Notary Public  
My Commission Expires



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
02/09/2017 03:44:30 PM  
\$118.00 CHERRY  
20170209000049560

James W. Fuhrmeister