

FHA CASE #011-609582

FILE NO: V16-098

STATE OF ALABAMA )  
SHELBY COUNTY )

Send Tax Notice To: Israel Ponce Lozano  
1120 Caribbean Circle  
Alabaster, Alabama 35007

### SPECIAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That for and in consideration of ONE HUNDRED THOUSAND DOLLARS AND NO CENTS (\$100,000.00), and other good and valuable consideration, the amount of which can be verified in the Sales Contract between the parties hereto and the HUD-1 Closing Statement, this day in hand paid to the undersigned GRANTOR, in hand paid by the GRANTEE herein, The Secretary of Housing and Urban Development, his Successors and Assigns, whose mailing address is 40 Marietta Street, Atlanta, Georgia 30303 (hereinafter referred to as GRANTOR), the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, Israel Ponce Lozano, a married man, whose mailing address is 261 Green Park South, Pelham, Alabama 35124 (hereinafter referred to as GRANTEE) the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, the address of which is 1120 Caribbean Circle, Alabaster, Alabama 35007; to-wit:

**LOT 11, IN BLOCK 3, ACCORDING TO THE SURVEY OF SOUTHWIND, FIRST SECTOR, AS RECORDED IN MAP BOOK 6, PAGE 72, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

**SITUATED IN SHELBY COUNTY, ALABAMA.**

**This being the same property conveyed to The Secretary of Housing and Urban Development, his Successors and Assigns by deed dated June 9, 2016 and recorded August 8, 2016 in Instrument #20160808000281750.**

**THIS CONVEYANCE IS MADE SUBJECT TO:** All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed from Ronald K. Dunn and Terry A. Dunn, to Alabama Housing Finance Authority, dated June 9, 2016, and recorded June 10, 2016 under Instrument #20160610000202110 in the Probate Office of Shelby County, Alabama, under and in accordance with the laws of the State of Alabama or the United States of America.

**TO HAVE AND TO HOLD,** the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, then to the heirs and assigns of the GRANTEES, forever.

**AND SAID GRANTOR,** for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenant with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

**Effective Date of Deed is March 20, 2017.**

**IN WITNESS WHEREOF,** said GRANTOR has hereunto set its hand and seal this the 17 day of March, 2017.  
Q Integrated Co., Asset Manager  
Contractor for DU204SA-16-D-01

**The Secretary of Housing and Urban Development, his Successors and Assigns**

**By:** Christie Perry, Closing Manager

**Its:** \_\_\_\_\_

20170323000096610 1/2 \$20.00  
Shelby Cnty Judge of Probate, AL  
03/23/2017 09:20:56 AM FILED/CERT

Shelby County, AL 03/23/2017  
State of Alabama  
Deed Tax: \$2.00

FHA CASE #011-609582

STATE OF Tennessee,

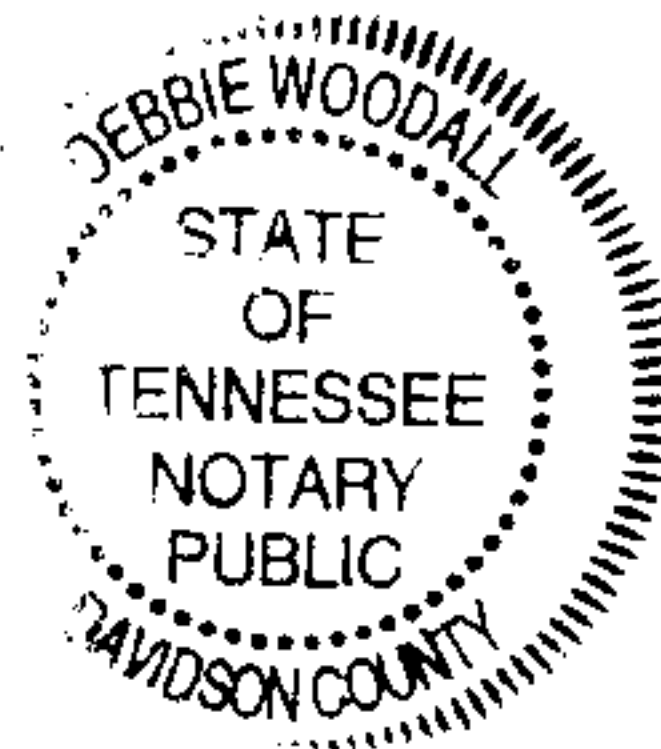
COUNTY OF Davidson,


I the undersigned authority, a Notary Public in and for said County and State, hereby certify that Charles Perry, whose name as Signor of/for **The Secretary of Housing and Urban Development, his Successors and Assigns**, is signed to the foregoing conveyance, and who is known to me, knowingly and willingly acknowledged before me on this day that, being informed of the contents of the Instrument, he/she, as such \_\_\_\_\_ and with full authority, executed the same voluntarily on the day the same bears date for and as the act of **The Secretary of Housing and Urban Development, his Successors and Assigns**.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 17 day of March, 2017.

[Signature]  
NOTARY PUBLIC  
My Commission Expires: 1/8/18

THIS INSTRUMENT PREPARED BY:  
Brian M. Cloud, Esquire  
Cloud & Willis, LLC  
201 Beacon Parkway West, Suite 400  
Birmingham, Alabama 35209



  
20170323000096610 2/2 \$20.00  
Shelby Cnty Judge of Probate, AL  
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