

**Send tax notice to:**  
Richard Benjamin Collins  
174 Heritage Trace Pkwy  
Montevallo, AL 35115  
**BHM1700252**

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

STATE OF ALABAMA  
COUNTY OF SHELBY

**HUD Case #011-684646**

**SPECIAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of **One Hundred Ninety-Seven Thousand and 00/100 Dollars (\$197,000.00)**, 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 **Richard Benjamin Collins**, whose mailing address is 174 Heritage Trace Pkwy, Montevallo, AL 35115, (herein referred to as grantees), the following described real estate, situated in **Shelby County, Alabama**, the address of which is **174 Heritage Trace Pkwy, Montevallo, AL 35115**, to wit:

**Lot 169, according to the Survey of Heritage Trace, Phase 3, as recorded in Map Book 39, Page 17, 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.

**\$193,431.00 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 May 16, 2017.

011-684646

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 12 day of May, 2017.

Secretary of Housing & Urban Development  
Q Integrated Co., Asset Manager  
Contractor for DU204SA-16-D-01

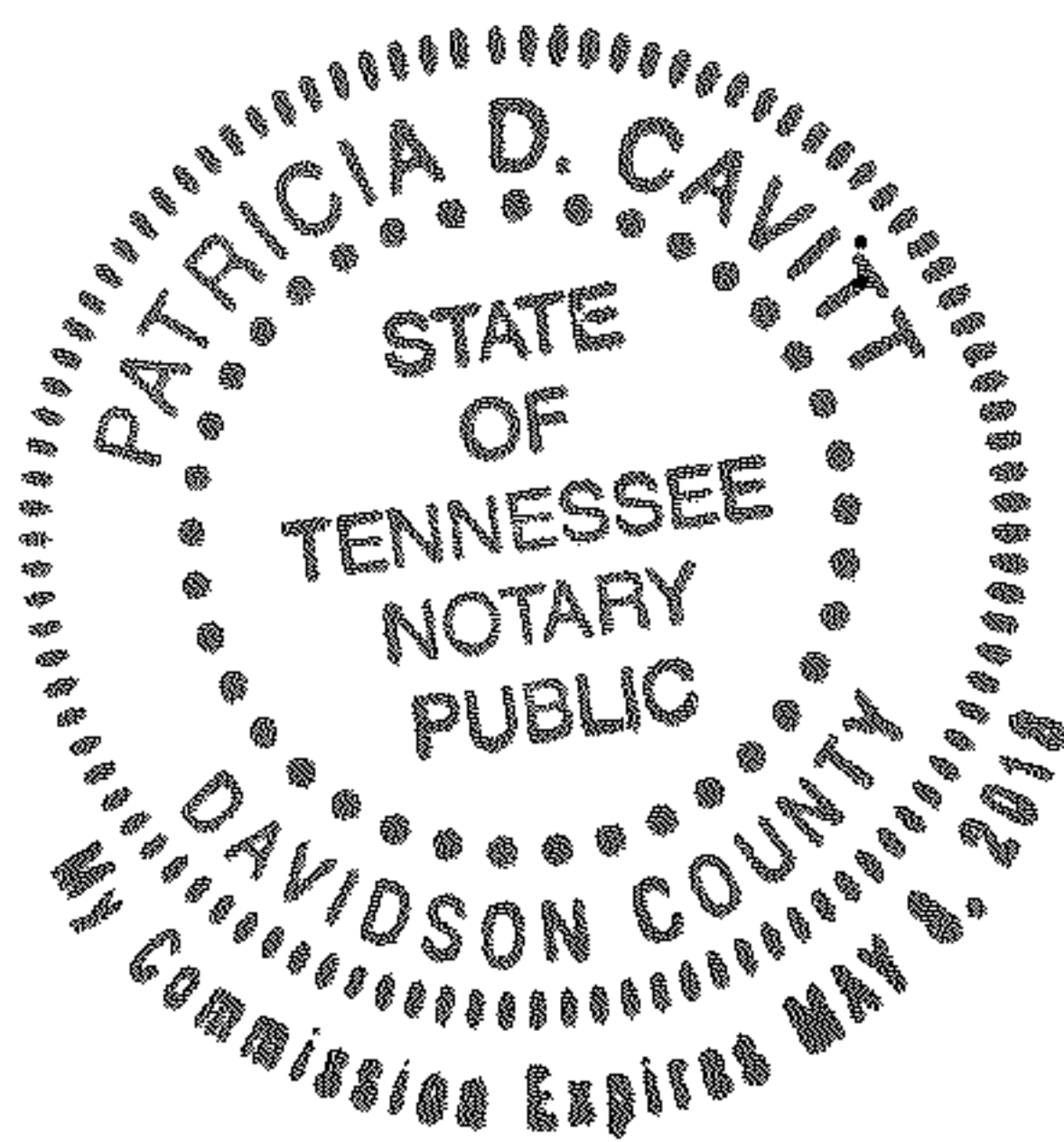
By: \_\_\_\_\_  
Its: Ron Hutchison  
For HUD by \_\_\_\_\_  
Ron Hutchison, Project Manager

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 12 day of May, 2017.

(SEAL)



[Signature]  
Notary Public  
My Commission Expires



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
05/16/2017 02:35:35 PM  
\$22.00 CHERRY  
20170516000170400

[Signature]