

#011-787371

Send tax notice to: Jordan Rutledge, 1415 Hill Spun Rd., Alabaster, AL 35007

This instrument was prepared by: Marcus L. Hunt, 2870 Old Rocky Ridge Rd., Ste. 160 Birmingham, AL 35243

SPECIAL WARRANTY DEED

State of Alabama  
County of Shelby

20170605000196130  
06/05/2017 10:43:28 AM  
DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **ONE HUNDRED TWENTY-FIVE THOUSAND and NO/100 (\$125,000.00) dollars, the amount of which can be verified in the Sales Contract between the parties hereto**, in hand paid by the Grantee herein, the receipt whereof is acknowledged THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT (herein referred to as "Grantor"), whose mailing address is: 40 Marietta St., Atlanta, GA 30303, does by these presents grant, bargain, sell and convey unto JORDAN RUTLEDGE and ROBERT C. RUTLEDGE (herein referred to as "Grantee") as joint tenants, with rights of survivorship, whose mailing address is: 1415 Hill Spun Rd., Alabaster, AL 35007 the following described real estate, situated in Shelby County, Alabama, **the address of which is: 1415 Hill Spun Rd., Alabaster, AL 35007** to-wit:

Lot 2, in Block 4, according to the Survey of Meadowlark, as recorded in Map Book 7, Page 98, in the Probate Office of Shelby County, Alabama.

THIS DEED WILL NOT BE IN EFFECT UNTIL June 2, 2017.

Subject to:

Being the same property acquired by the Department of Housing and Urban Development pursuant to the provisions of the National Housing Act as amended (42 USC 1441, et. Seq.). Deed dated March 1, 2017 and filed for record on April 13, 2017 in the Official Records Instrument 20170413000125460 in the Probate Office of Shelby County, Alabama.

\$118,750.00 of the above-mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

TO HAVE AND TO HOLD to said Grantees as joint tenants with right of survivorship, their heirs and assigns, forever; it being the intention of the parties of this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest if fee simple shall pass to the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever. Grantor makes no warranty or covenant respecting the nature or the quality of the title to the property hereby conveyed except the following: Grantor does hereby specifically warrant the title to and property against the lawful claims of all persons claiming by, through or under the Grantor, since the date of acquisition thereof by the grantor. Subject however to all covenants, restrictions, reservations, easements, conditions, liens, and other rights of whatever nature appearing of record; further subject to any state of facts an accurate survey would show.

IN WITNESS WHEREOF the undersigned has set his/her hand as duly authorized representative of the Secretary of Housing and Urban Development on this the 31 day of May, 2017.

THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT  
BY: Q INTEGRATED CO. ASSET MANAGER CONTRACTOR FOR HUD  
BY: Q Integrated Co., Asset Manager  
Contractor for DU2017SA-16-D-01  
HUD DELEGATED AUTHORITY

For HUD by: Ron Hutchison  
Ron Hutchison, Project Manager

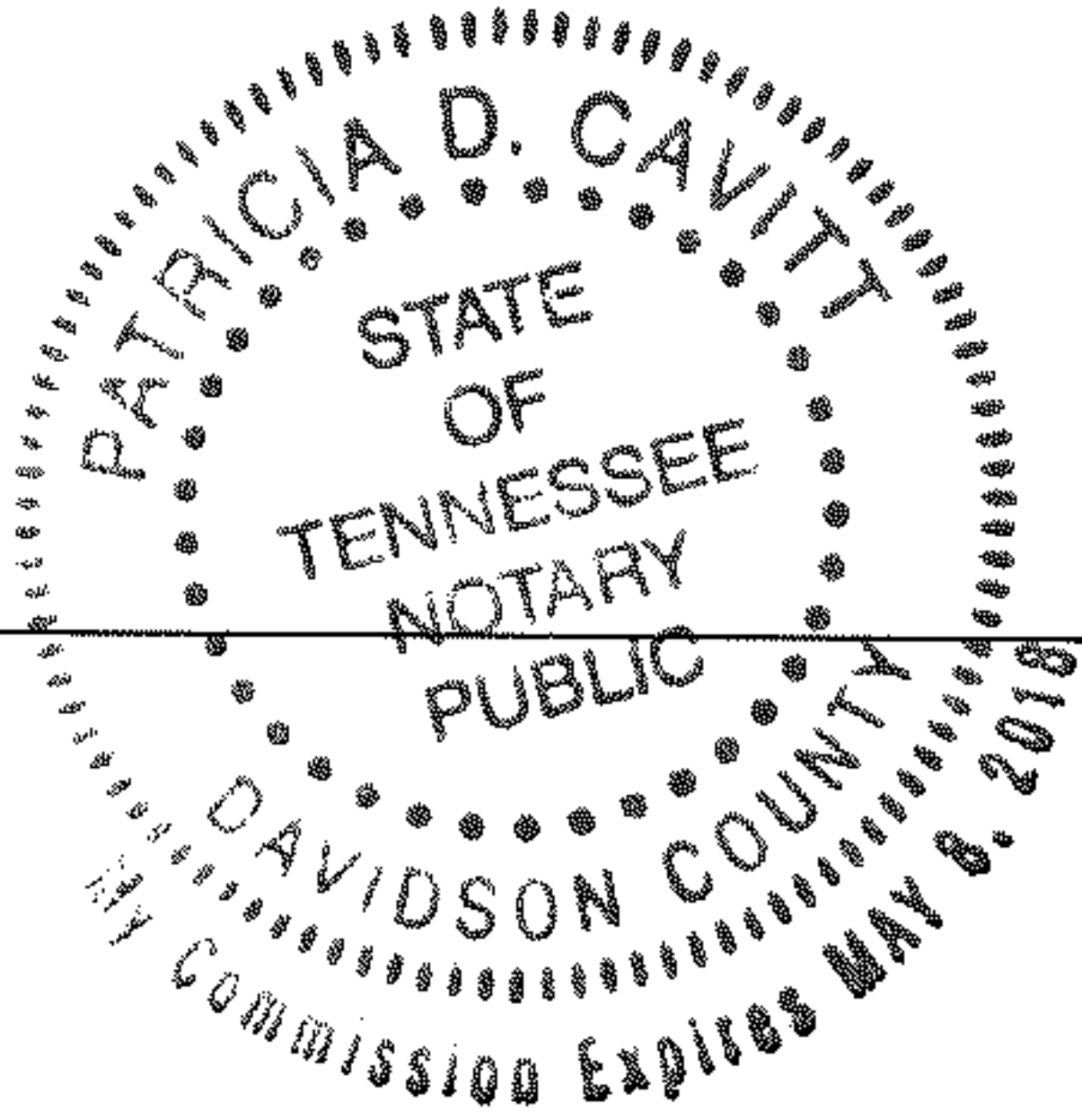
STATE OF TN  
COUNTY OF Davidson

I, the undersigned a Notary Public in and for said county in said state, do hereby certify that RON HUTCHISON who is personally known to me be the duly authorized representative of the Secretary of Housing and Urban Development and the person who executed the foregoing conveyance bearing the date May 31 2017 by virtue of the authority vested in him/her by the delegation of authority published at FR-4837-D-57 (July 25, 2005), and who acknowledged before me on this day that being informed of the contents of said conveyance he/she, executed the same voluntarily for and as the act of the Secretary of Housing and Urban Development, on the day and year above stated.

Given under my hand and official seal this the 31 day of May, 2017.

[Signature]  
NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
06/05/2017 10:43:28 AM  
\$24.50 CHERRY  
20170605000196130

[Signature]