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02/23/2018 03:00:57 PM
DEEDS 1/2

This instrument was prepared by:
Law Office of Jeff W. Parmer LLC
Alan C. Keith, Attorney
2204 Lakeshore Dr, Ste 125
Birmingham, AL 35209

Send tax notice to:
Charles Lawrence
1826 Tahiti
Alabaster, AL 35007

SPECIAL WARRANTY DEED

FHA Case Number: 011-710164

THE STATE OF ALABAMA, SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of One hundred thousand, five and 00/100 (\$100,005.00) Dollars, (of which amount \$0 is paid from the proceeds of a purchase money mortgage executed and recorded simultaneously herewith, in hand paid by the grantee(s) herein, to the undersigned grantor, the Secretary of Housing and Urban Development, the receipt whereof is hereby acknowledged, the said grantor does by these presents, grant, bargain, sell and convey unto Charles Lawrence, the following described real estate situated in SHELBY County, Alabama, to-wit:

Lot 34, according to the Survey of Scottsdale, First Addition, as recorded in Map Book 7, Page 14, in the Probate Office of Shelby County, Alabama.

Property address: 1034 Henry Drive, Alabaster, AL 35007.

Subject to:

1. All rights of way, easements, covenants and restrictions of record.
2. Ad valorem taxes for the current tax year which grantees herein assume and agree to pay.
3. Any applicable statutory right of redemption that might exist.

This deed is not effective until February 16, 2018.

TO HAVE AND TO HOLD to said GRANTEE, his heirs and assigns forever. Grantor makes no warranty or covenant respecting the nature or the quality of title to the property herein except the following: Grantor does hereby specifically warrant the title to said property against the lawful claims of all persons claiming by, through, or under the Grantor, since the date of the acquisition thereof by the Grantor, subject to the limitations set out above, and further subject to any state of facts an accurate survey would show. Further, this Special Warranty Deed warrants that grantor has taken no action to impair or cloud title during the time period the grantor has owned said property.

Given under my hand and seal on this February 15, 2018.

A. Bl (Seal)
Secretary of Housing and Urban
Development

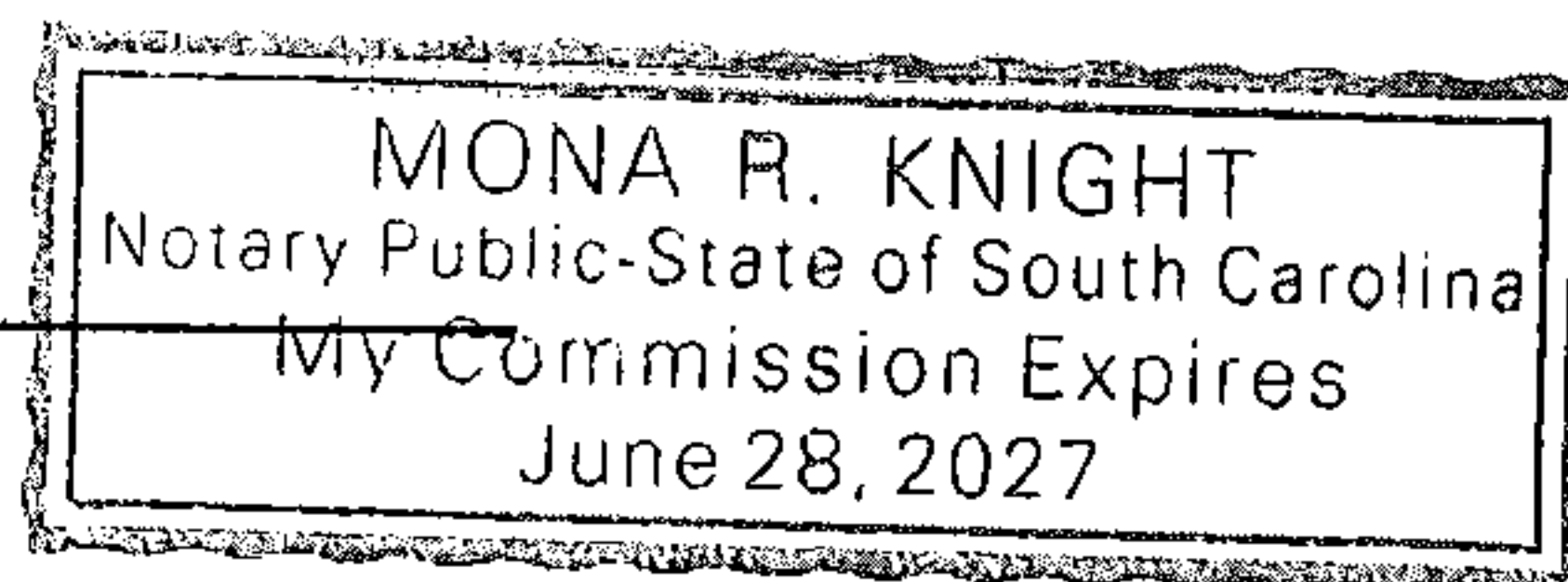
By: Jennika Berlin
Its: Agent

STATE OF South Carolina)
Charleston COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jennika Berlin, whose name as Agent for the Secretary of Housing and Urban Development is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he or she executed the same voluntarily, with full authority in said capacity, for and as the act of the Secretary of Housing and Urban Development.

Given under my hand and official seal on February 15, 2018.

My Commission Expires:



Mona R. Knight
Notary Public



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/23/2018 03:00:57 PM
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J. W. Fuhrmeister