

This Instrument Prepared By/Return To:

Jason B. Tingle, Esq.
244 Inverness Center Dr, Ste 200
Birmingham, Alabama 35243
(205) 970-2233

Send Tax Notice To:

HUD
451 7th St SW
Washington, DC 20410
CARROLLTON, TX 75007

STATE OF ALABAMA
COUNTY OF SHELBY

)
)

PREPARED WITHOUT THE BENEFIT OF A SURVEY

SPECIAL STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of \$140,600.00, and other good and valuable considerations, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged,

Freedom Mortgage Corporation

Whose address is: 907 Pleasant Valley Avenue, Suite 3, Mount Laurel, NJ 08054

(herein referred to as "Grantor") grants, bargains, sells and conveys unto:

SECRETARY OF HOUSING AND URBAN DEVELOPMENT

Whose address is: 451 7th St SW, Washington, DC 20410

(herein referred to as "Grantee"), the following described real estate, situated in SHELBY COUNTY, ALABAMA, to-wit:

See Exhibit "A"

SUBJECT TO:

1. All assessments and taxes for the year 2018 and all subsequent years, which are not yet due and payable.
2. Right or claims of parties in possession and easements or claims of easements not shown by the public records, boundary line disputes, overlaps, encroachments, and any matters not of record which would be disclosed by an accurate survey and inspection of the land.
3. Taxes or special assessments which are not shown as existing liens by the public records.
4. Any lien or right to lien for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by public record.
5. Restrictions, covenants and easements of record.
6. Any inaccuracy in statement made as to the quantity of land contained within the boundaries of the land described in the legal description. (Exhibit A on the title commitment.)

TO HAVE AND TO HOLD unto the said Grantee, and his/her/its assigns forever.

SUBJECT TO STATUTORY RIGHT OF REDEMPTION, if any, of all parties lawfully entitled thereto pursuant to the Code of Alabama (1975), and the amendments thereto.

PROPERTY SOLD AS IS and Grantor only warrants title from the time it obtained title until the date Grantor conveys its interest in the aforesaid property to the Grantee.

IN WITNESS WHEREOF, the said Grantor, by Erica D. Tracy, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 23 day of April, 2018.

ATTEST:

Lisa K Thomas
Its: Lisa K Thomas

Freedom Mortgage Corporation

By:

Its:

Erica D. Tracy
FL Specialist III

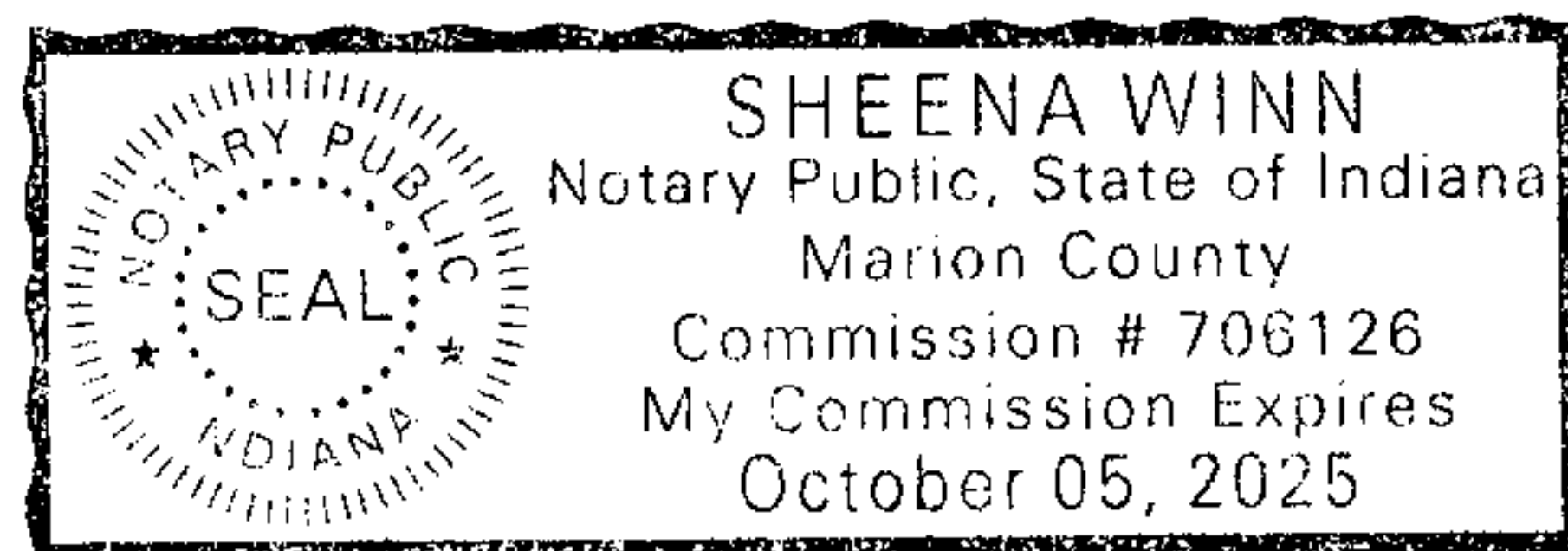
STATE OF ~~FLORIDA~~ Indiana)
COUNTY OF ~~PALM BEACH~~)
Hamilton

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Erica D. Tracy, whose name as FL Specialist III of **Freedom Mortgage Corporation**, 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/she, as such signor and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal, this the 23 day of April, 2018.

Notary Public: [Signature]

My Commission Expires: _____



20180716000251240 07/16/2018 08:31:51 AM DEEDS 3/3

EXHIBIT "A"

Property address: 2277 RICHMOND CIR, PELHAM, AL 35124

Lot 10, according to the Survey of Chanda Terrace 5th Sector, as recorded in Map Book 14, Page 10, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/16/2018 08:31:51 AM
\$22.00 JESSICA
20180716000251240

A handwritten signature in black ink, likely of the Probate Judge, James W. Fuhrmeister.