

20181214000437590
12/14/2018 11:16:33 AM
CORDEED 1/1

20181206000426370 1/2 \$133.50
Shelby Cnty Judge of Probate, AL
12/06/2018 09:55:06 AM FILED/CERT

This deed is being re-recorded to correct the legal description.

011-763511

SPECIAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY
PROPERTY ADDRESS:
George B. Reed
Melba L. Reed
1121 7th Ave SW
Alabaster, AL 35007

KNOW ALL MEN BY THESE PRESENTS, that Secretary of Housing and Urban Development, for and in consideration of One Hundred Fifteen Thousand One Hundred Dollars (\$115,100.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto George B. Reed and Melba L. Reed, in fee simple, together with every right of reversion, the following described real property situated in the County of Shelby, State of Alabama:

Lot 7, Block 1, according to the Survey of Bermuda Hills, First Sector, as recorded in Map Book 6, page 1, in the Probate Office of Shelby County, Alabama.

THIS DEED IS NOT TO BE IN EFFECT UNTIL: November 28, 2018

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated April 24, 2015 and recorded on April 29, 2015 in Instrument Number 20150429000139790.

Being the same property acquired by the Secretary of Housing and Urban Development pursuant to the provisions of the National Housing Act, as amended (42 USC 1441, et. Seq.). Deed dated May 25, 2018 and recorded on May 29, 2018 in Instrument Number 20180529000187440.

This document was prepared by Rick Battaglia as Scrivener only. Rick Battaglia makes no representation as to the sufficiency or status of title for the above described property.

TO HAVE AND TO HOLD to the said George B. Reed and Melba L. Reed, in fee simple, and to the heirs, together with every right of reversion. 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 said 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 the duly authorized representative of the Secretary of Housing and Urban Development this 26 day of November, 2018.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/14/2018 11:16:33 AM
\$16.00 CHERRY
20181214000437590

SECRETARY OF HOUSING AND
URBAN DEVELOPMENT
By: KM Minemier & Associates, LLC
Asset Manager Contractor

By: Michelle Duval

Michelle Duval
HUD Delegated Authority closing specialist

Allen S. Bayl

STATE OF New Hampshire
COUNTY OF Hillsborough

Michelle Duval, I, undersigned, a Notary Public in and for said County in said State, do hereby certify that Michelle Duval, who is personally well known to me to be the duly authorized representative of the Secretary of Housing and Urban Development and the person who executed the foregoing instrument bearing the date November 26, 2018, by virtue of the authority vested in him/her by the delegation of authority, and acknowledged before me on this day that, being informed of the contents of this conveyance, he/she executed the same voluntarily for and on behalf of Secretary of Housing and Urban Development, on the day and year above stated.

GIVEN under my hand and official seal this 26 day of November 2018.

Kimberly Couture
NOTARY PUBLIC
My Commission Expires: 11/8/22

THIS INSTRUMENT PREPARED BY:
Rick Battaglia, Attorney at Law, 1753 Covington Ridge, Auburn, AL 36830
AFTER RECORDING RETURN TO:
Smith Closing & Title, LLC, 3000 Riverchase Galleria Suite 705, Birmingham, AL 35244

Shelby County, AL 12/06/2018
State of Alabama
Deed Tax: \$115.50

