

#011-787766

Send Tax Notice to: Frank P. Watson, 133 Grove Hill Drive, Alabaster, AL 35007

Prepared by:

Marcus L. Hunt, 2870 Old Rocky Ridge Road, Suite 160, Birmingham, AL 35243

20190118000021260

01/18/2019 03:29:05 PM

DEEDS 1/2

STATE OF ALABAMA

COUNTY OF SHELBY

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Two Hundred Twenty-Two Thousand and NO/100--(\$222,000.00) 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 of which is hereby acknowledged THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT (herein referred to as "Grantor"), whose mailing address is 40 Marietta Street, Five Points Plaza, Atlanta, Georgia 30303, does by these presents grant, bargain, sell and convey unto Frank P. Watson (herein referred to as "Grantee") whose mailing address is 133 Grove Hill Drive, Alabaster, AL 35007. the following described real estate situated in SHELBY County, Alabama, the address of which is 133 Grove Hill Drive, Alabaster, AL 35007 to-wit:

Lot 21, according to the Survey of Park Forest, Sector 7- Phase 2, as recorded in Map Book 19, Page 169, in the Probate Office of Shelby County, Alabama.

THIS DEED WILL NOT BE IN EFFECT UNTIL January 18, 2019.

Subject to easements and restrictions of record and subject to current taxes, a lien but not yet payable.

\$222,000.00 of the above described purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 10/5/18 and recorded 10/26/18 in Instrument 20181026000379010.

All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale as evidenced by foreclosure deed dated 9/19/18 and recorded on 9/24/18 in Instrument 20180924000339770 in the Probate Office of Shelby County, Alabama; said rights of redemption to expire on: 9/19/19.

TO HAVE AND TO HOLD to the said Grantee, his/her/its 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 the duly authorized

representative of the Secretary of Housing and Urban Development on this the 16 day of January, 2019.

THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT
BY: K.M. MINEMIER & ASSOCIATES, LLC, ASSET MANAGER
CONTRACTOR FOR HUD

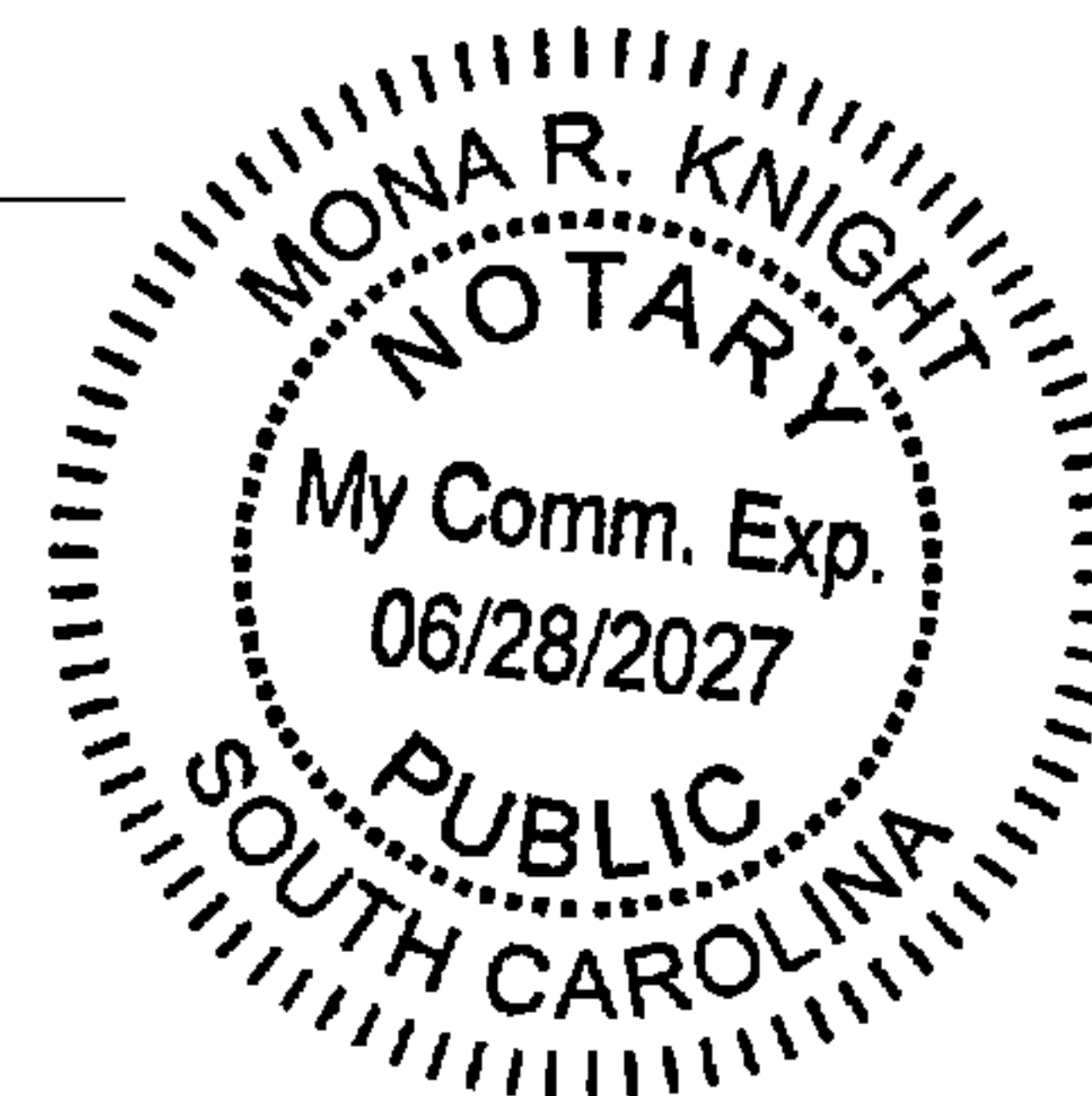
[Signature]
BY: HUD DELEGATED AUTHORITY

STATE OF South Carolina
COUNTY OF Charleston

I, the undersigned, a notary public in and for said county in said state, do hereby certify that
Jennike Burden 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 January 16, 2019 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, in the day and year above stated.

Given under my hand and official seal this the 16 day of January, 2019.

[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/18/2019 03:29:05 PM
\$19.00 CHARITY
20190118000021260

Allen S. Bayl