

#011-594772

Send Tax Notice to: Brian Wall, 155 Pinewood Ln., Montevallo, AL 35115

Prepared by:

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

20190212000044150

02/12/2019 10:41:36 AM

DEEDS 1/3

STATE OF ALABAMA

COUNTY OF SHELBY

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Hundred Two Thousand Nine Hundred Twenty-Six and NO/100----(\$102,926.00) 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 Brian Wall (herein referred to as "Grantee") whose mailing address is 155 Pinewood Ln., Montevallo, AL 35115.

the following described real estate situated in SHELBY County, Alabama, the address of which is 155 Pinewood Ln., Montevallo, AL 35115 to-wit:

See Exhibit "A" Attached Hereto for Legal Description.

THIS DEED WILL NOT BE IN EFFECT UNTIL February 8, 2019.

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

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 10/11/18 and recorded 10/19/18 in Instrument 20181019000372300.

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 7/3/18 and recorded on 7/5/18 in Instrument 20180705000239530 in the Probate Office of Shelby County, Alabama; said rights of redemption to expire on: 7/3/19.

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 5 day of February, 2019.

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

Q. Bl
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 Jennifer 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 February 5, 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 5 day of February, 2019.

Monar R. Knight
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____



EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 19-9837

Lot 12 and the South portion of Lot 13, described as follows: Beginning at the Southeast corner of Lot 13, go South 88 degrees, 41 minutes West along the South boundary of Lot 13 for 163.68 feet to the Southwest corner of said lot; thence North 0 degrees, 52 minutes East for 21.50 feet; thence North 9 degrees, 55 minutes East for 75.73 feet; thence South 66 degrees, 37 minutes East for 144.59 feet to the West boundary of Pine Wood Lane; thence along this boundary for 40.20 feet to the POINT OF BEGINNING of Bridlewood Forest Subdivision as recorded in Map Book 5, Page 52, in the Probate Office of Shelby County, Alabama. Situated in the town of Montevallo, Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/12/2019 10:41:36 AM
\$124.00 CHERRY
20190212000044150

Allie S. Bezel