



Send tax notice to:

Stephen Todd

901 5th Ave. NW

Alabaster, AL 35007

BHM1901439

This instrument prepared by:

S. Kent Stewart

Stewart & Associates, P.C.

3595 Grandview Pkwy, #280

Birmingham, Alabama 35243

STATE OF ALABAMA
COUNTY OF JEFFERSON

HUD Case #011-744437

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Fifty Thousand and no/100 Dollars (\$150,000.00)**, which can be verified by the Sales Contract, in hand paid to the undersigned, **Secretary of Housing and Urban Development**, whose mailing address is 40 Marietta St., Five Points Plaza, Atlanta, GA 30303 (hereinafter referred to as "Grantor"), grant, bargain, sell and convey unto **Stephen Todd**, whose mailing address is 434 Riverhaven Circle, Birmingham, AL 35244, (herein referred to as grantees), the following described real estate, situated in Shelby County, Alabama, the address of which is **901 5th Ave NW, Alabaster, AL 35007**, to wit:

Lot 1, according to the Survey of Hamlet 4th Sector, as recorded in Map Book 9, Page 22, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

Subject to ad valorem taxes for the current year, and subsequent years.

Subject to restrictions, reservations, conditions, and easement of record

Subject to any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

\$222,423.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

To Have and To Hold to the said grantee, their heirs and assigns forever.
Grantor makes no warrant or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that Grantor has neither permitted or suffered any lien, encumbrances or adverse claim to the property described herein since the date of the acquisition thereof by Grantor.

This Deed shall be made effective on January 24, 2020

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 23
day of January, 2020.

Secretary of Housing & Urban Development

Q. B.
By: Jennile Burdon
Its: Project Manager

STATE OF South Carolina,
Charleston County

I, The Undersigned, a notary for said County and in said State, hereby certify that
Jennile Burdon, whose name as Project Manager of
Secretary of Housing & Urban Development, is signed to the foregoing instrument, and who is
known to me, acknowledged before me on this day that, being informed the contents of said
instrument, he/she, as such officer and with full authority, executed the same voluntarily on the
day the same bears date.

WITNESS my hand and official seal in the county and state aforesaid this the 23 day
of January, 2020.

(SEAL)



Monar Knight
Notary Public
My Commission Expires



20200124000032690 2/2 \$26.00
Shelby Cnty Judge of Probate, AL
01/24/2020 01:21:30 PM FILED/CERT