

Send tax notice to:
Julio Recinos Sibrian and Amada L. Lemus Recinos
348 Lane Park Trl
Maylene, AL 35114
BLD2000055

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

STATE OF ALABAMA
COUNTY OF SHELBY

HUD Case #011-818641

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **One Hundred Seventy Seven Thousand and no/100 Dollars (\$177,000.00)**, 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 **Julio Recinos Sibrian and Amada L. Lemus Recinos**, whose mailing address is 348 Lane Park Trl, Maylene, AL 35114, (herein referred to as grantees), as joint tenants with right of survivorship, the following described real estate, situated in **Shelby County, Alabama**, the address of which is **348 Lane Park Trl, Maylene, AL 35114**, to wit:

Lot 543 A, according to a Resurvey of Lots 543 and 544 Grande View Estates - Givianpour Addition to Alabaster, 5th Addition, as recoded in Map Book 27, Page 80, in the Office of the Judge of Probate 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.

\$159,300.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

To Have and To Hold unto Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

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 March 13, 2020.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 12
day of March, 2020.

Secretary of Housing & Urban Development

JB
By: Jennilee Burden
Its: Project Manager

STATE OF South Carolina
COUNTY OF Charleston

I, The Undersigned, a notary for said County and in said State, hereby certify that Jennilee Burden, 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, 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 12 day
of March, 2020.



Monar R. Knight
Notary Public
My Commission Expires



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/17/2020 11:45:53 AM
\$43.00 CHARITY
20200317000104280

Allen S. Bayl