

20200515000193610
05/15/2020 11:32:11 AM
DEEDS 1/2

Send tax notice to:
James Matthew Smith
121 Pebble Dr
Alabaster, AL 35007
BHM2000365

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 #011-495203

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Forty Seven Thousand Seven Hundred Sixty Six and no/100 Dollars (\$147,766.00)**, 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 **James Matthew Smith**, whose mailing address is 3937 Knollwood Trace, Vestavia, AL 35243, (herein referred to as grantees), the following described real estate, situated in **Shelby County, Alabama**, the address of which is **121 Pebble Dr, Alabaster, AL 35007**, to wit:

Lot 22, according to the Survey of Shalimar Point, as recorded in Map Book 14, Page 105, 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.

\$122,800.00 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 May 15, 2020.

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

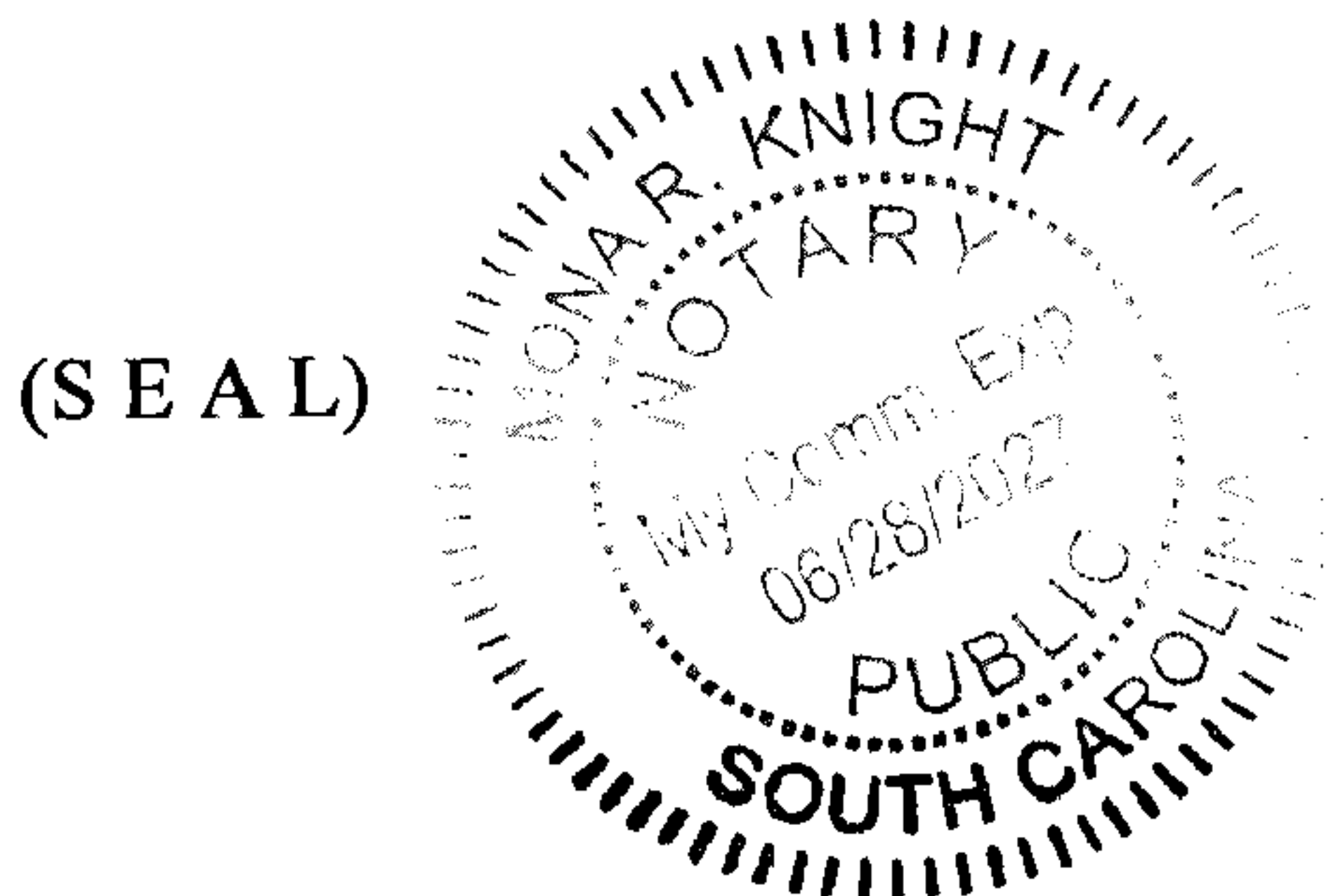
Secretary of Housing & Urban Development

JB
By: Jannilee Burdon
Its: Project Manager

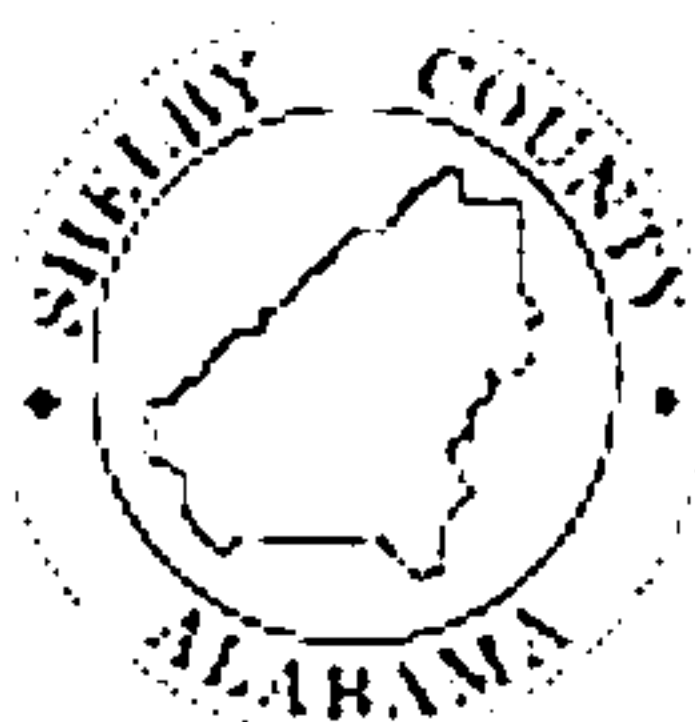
STATE OF South Carolina,
Charleston County

I, The Undersigned, a notary for said County and in said State, hereby certify that
Jannilee 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 12 day
of May, 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
05/15/2020 11:32:11 AM
\$50.00 CHARITY
20200515000193610

Allen S. Bayl