

Send tax notice to:

Charles Boles,, Jr.
345 Dogwood Lane
Vincent, AL 35178

This instrument prepared by:

Charles D. Stewart, Jr.
4898 Valleydale Rd, AL
Birmingham, AL 35242

2020133T

STATE OF ALABAMA
SHELBY COUNTY

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of FORTY TWO THOUSAND FIVE HUNDRED and 00/100 (\$42,500.00) in hand paid to the undersigned, the Secretary of Housing and Urban Development, (hereinafter referred to as "Grantors") by Charles Boles, Jr. (hereinafter referred to as Grantee") the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

From the NE corner of the SW 1/4 of the SE 1/4 of Section 3, Township 19 South, Range 2 East, run Westwardly along the North line of said 1/4 - 1/4 a distance of 422.79 feet, thence left 90°20' a distance of 526.18 feet to the Point of Beginning; thence continue in a straight line a distance of 132.0 feet; thence right 90°20' a distance of 349.14 feet; thence right 90°07' a distance of 66.66 feet; thence left 89°53' a distance of 20 feet; thence left 89°53' along the East ROW line of 40' road a distance of 75.34 feet; thence right 89°53' a distance of 330.18 feet to the Point of Beginning herein described. Situated in Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

1. Taxes for the year beginning October 1, 2019 which constitutes a lien but are not yet due and payable until October 1, 2020.
2. Less and except any portion of subject property lying in an existing road right of way.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
4. All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed dated 05/15/19 and recorded on 05/16/19 in Instrument 20190516000167420 in the of the Probate Records of Shelby County, Alabama, under and in accordance with the laws of the State of Alabama or the United States of America.

\$42,929.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.
Grantor makes no warranty or covenants respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted or suffered any lien, encumbrance of adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, the said Grantor, Secretary of Housing and Urban Development by Jennilee Burden, its Project Manager, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 15 day of June, 2020.

The Secretary of Housing and Urban
Development

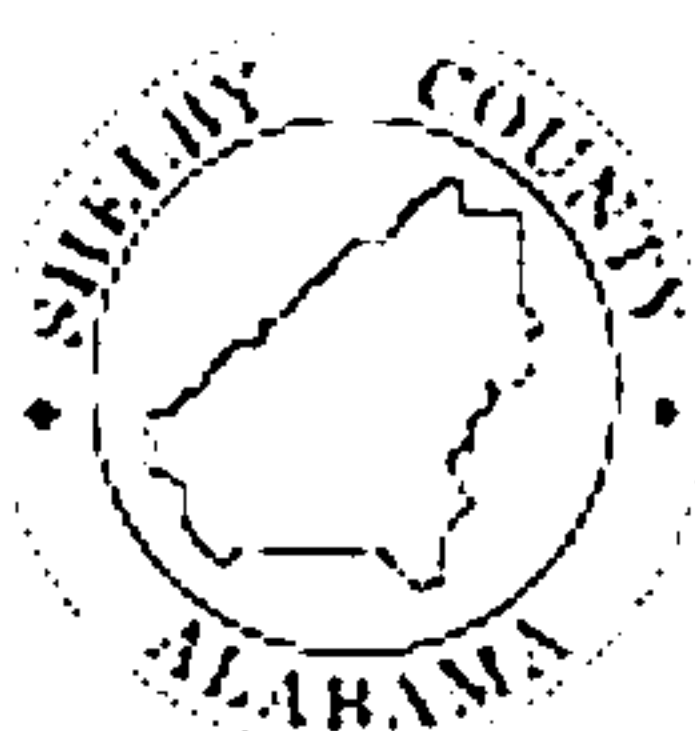
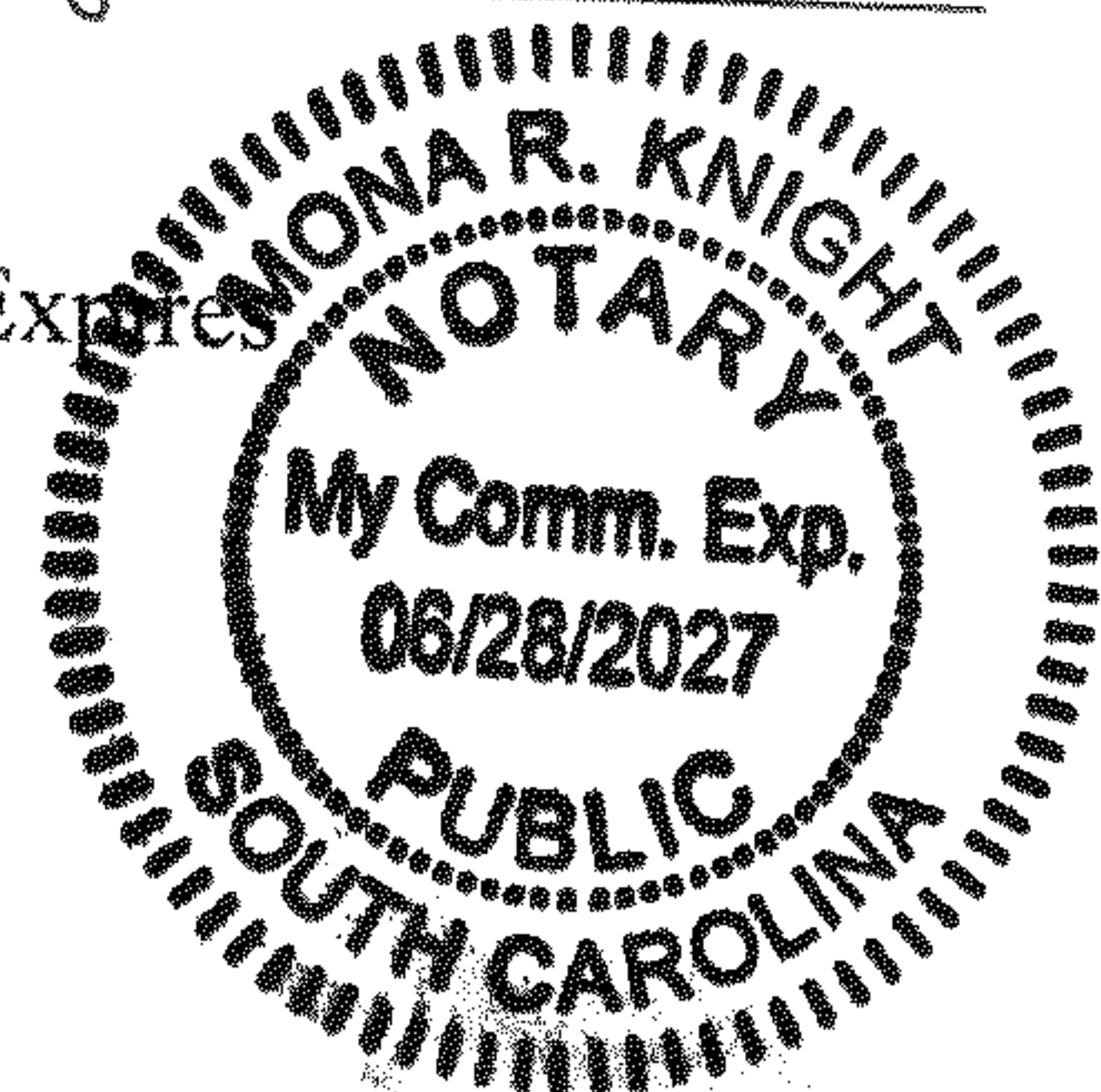
Jennilee Burden
BY: Jennilee Burden
ITS: Project Manager

STATE OF South Carolina
COUNTY OF Charleston

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jennilee Burden, whose name as Project Manager of the Secretary of Housing and Urban Development, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she as such Project Manager and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 15 day of June, 2020.

Mona Knight
Notary Public
Print Name:
Commission Expires



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/19/2020 09:58:22 AM
\$26.00 JESSICA
20200619000250900

Alvin S. Bayl