

This instrument was prepared by:
Daniel Odrezin
Daniel Odrezin, LLC
3138 Cahaba Heights Road, St. 100B
Birmingham, AL 35243

Send tax notice to:
Cheryl Macquarrie
1377 Dearing Downs Circle
Helena, AL 35080

GENERAL WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

That in consideration of **TWO HUNDRED THIRTY SIX THOUSAND AND 00/100 (\$236,000.00)** and other good and valuable consideration to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is hereby acknowledged,

Secretary of U.S. Department of Housing and Urban Development

(herein referred to as Grantor) does by these presents, grant, bargain, sell and convey unto

Cheryl Macquarrie

(herein referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 24, according to the Survey of Dearing Downs, Third Addition, as recorded in Map Book 8, Page 15, in the Probate Office of Shelby County, Alabama

SUBJECT TO ALL MATTERS OF RECORD

\$175,000.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee, his/her heirs and assigns forever.

And Grantor does for itself, its successors and assigns, covenant with Grantee, his/her successors and assigns, that Grantor is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that is has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said Grantee his/her heirs and assigns forever, against the lawful claims of all persons and entities.

IN WITNESS WHEREOF, the said Grantor, by its Authorized Representative, who is authorized to execute this conveyance, has hereto set its signature and seal this 27 day of June, 2024.

Secretary of U.S. Department of Housing and Urban Development

By: 
HUD Designated Agent

Its: Vernessya Tate
as HUD's Designated Agent

STATE OF Georgia
COUNTY OF Fulton)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **HUD Designated Agent** whose name as of **Secretary of U.S. Department of Housing and Urban Development** is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 27 day of June, 2024


Notary Public

My Commission Expires: 6-9-2027



