

**Send tax notice to:**

John P. Douglas  
681 Highway 57  
Vincent, AL 35178  
**PEL-24-6215**

**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 #011-743242**

**SPECIAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Sixty-Two Thousand and no/100 Dollars (\$62,000.00)**, 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"), does grant, bargain, sell and convey unto **John P. Douglas**, whose mailing address is **681 Highway 57, Vincent, AL 35178** (herein referred to as "Grantee"), the following described real estate, situated in **Shelby County, Alabama**, the address of which is **195 Highway 81, Vincent, AL 35178**, to wit:

**THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF ALABAMA, COUNTY OF SHELBY, AND IS DESCRIBED AS FOLLOWS:**

**BEGIN AT THE SE CORNER OF THE SW 1/4 OF THE SW 1/4 OF SECTION 9, TOWNSHIP 19 SOUTH, RANGE 2 EAST, AND RUN THENCE 680 FEET DUE NORTH ALONG THE EAST LINE OF SAID FORTY TO THE POINT OF BEGINNING; THENCE DUE WEST A DISTANCE OF 105 FEET TO A POINT; THENCE DUE NORTH A DISTANCE OF 420 FEET TO A POINT; THENCE DUE EAST A DISTANCE OF 105 FEET TO A POINT ON THE SAID EAST LINE OF SAID FORTY; THENCE DUE SOUTH ALONG SAID EAST FORTY LINE A DISTANCE OF 420 FEET TO THE POINT OF BEGINNING. SITUATED IN SHELBY COUNTY, ALABAMA.**

This Deed shall be made effective on 9-19-24.

**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.

**To Have and To Hold** to the said grantee, his 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.

**IN WITNESS WHEREOF**, I (we) have hereunto set my (our) hand(s) and seal(s) this the 19 day of September, 2024.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
09/20/2024 01:11:28 PM  
\$87.00 CHARITY  
20240920000293860

*Alvin S. Byrd*

**Secretary of Housing & Urban Development**

*Vernessya Tate*

**By:**

**Its:**

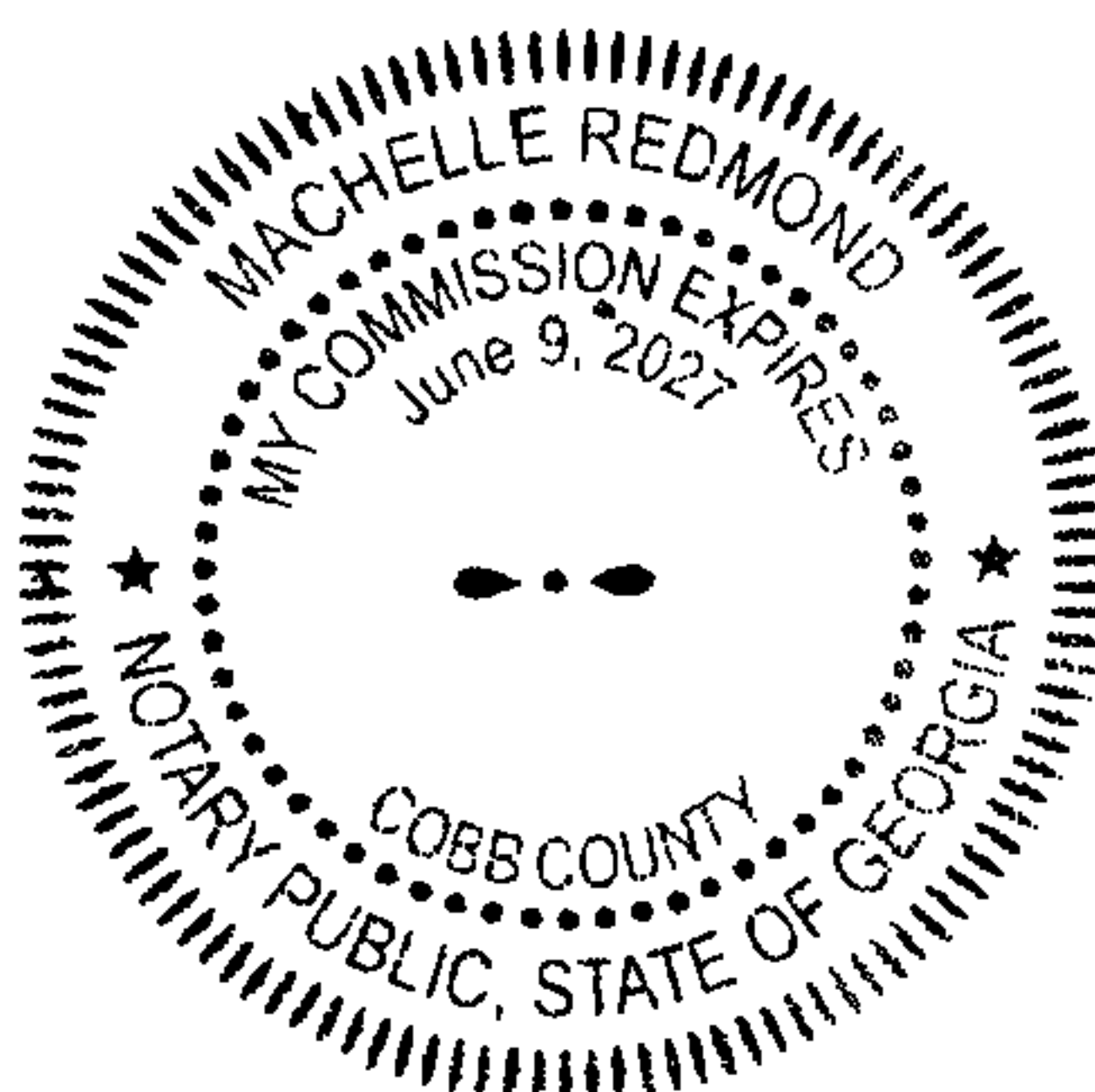
**Vernessya Tate**  
**Manager**

**STATE OF** Georgia,  
Fulton County

I, The Undersigned, a notary for said County and in said State, hereby certify that Vernessya Tate, whose name as Authorized Delegate 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 19 day of September, 2024.

(S E A L)



*[Signature]*

**Notary Public**

**Printed Name:**

**My Commission Expires**