

SEND TAX NOTICE TO:

Hall Homes, LLC
9215 Bear Creek Road
Sterrett, AL 35147

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

QUIT CLAIM DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **ONE HUNDRED FORTY THOUSAND TWO HUNDRED TWO and 00/100 Dollars (\$141,202.00)**, and other good and valuable consideration, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **United States Department of Agriculture**, whose address is 4300 Goodfellow Blvd., Bldg. 105 FL 215, St. Louis, MO 63120, (hereinafter "Grantor", whether one or more), by **Hall Homes, LLC**, whose address is 9215 Bear Creek Road, Sterrett, AL 35147 (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, release, remise, quitclaim, and convey unto Grantee all her/his right title and interest in and to the following described real estate situated in Shelby County, Alabama, the address of which is **511 Union Station Pl, Calera, AL 35040**, to-wit:

**LOT 96, ACCORDING TO THE SURVEY OF UNION STATION PHASE II, AS
RECORDED IN MAP BOOK 41, PAGE 114, IN THE PROBATE OFFICE OF SHELBY
COUNTY, ALABAMA.**

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to 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 November 7, 2024 and recorded in Instrument #20241112000349540, in the Probate Office of Shelby County, Alabama. Said rights to expire one year from October 7, 2024.

TO HAVE AND TO HOLD to the Grantee, his/her/their heirs, executors, administrators and assigns forever.

IN WITNESS WHEREOF, Grantor, United States Department of Agriculture, by Dawson's Realty & Mortgages, Inc., a Georgia corporation, dba Dawson's Mangement, USDA's duly authorized property management contractor pursuant to a delegation of authority found within Rural Development regulations 41 CFR 102-75.1090, as its Authorized Signer, who is authorized to execute this conveyance, has caused this conveyance to be executed on this 7th day of May, 2025.

United States of America Acting Through the Rural Housing Service or Successor Agency, United States Department of Agriculture

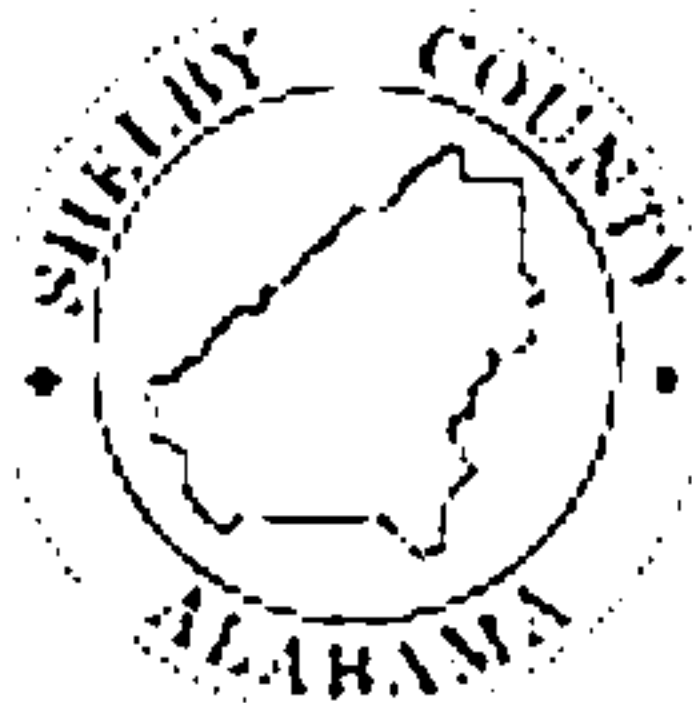
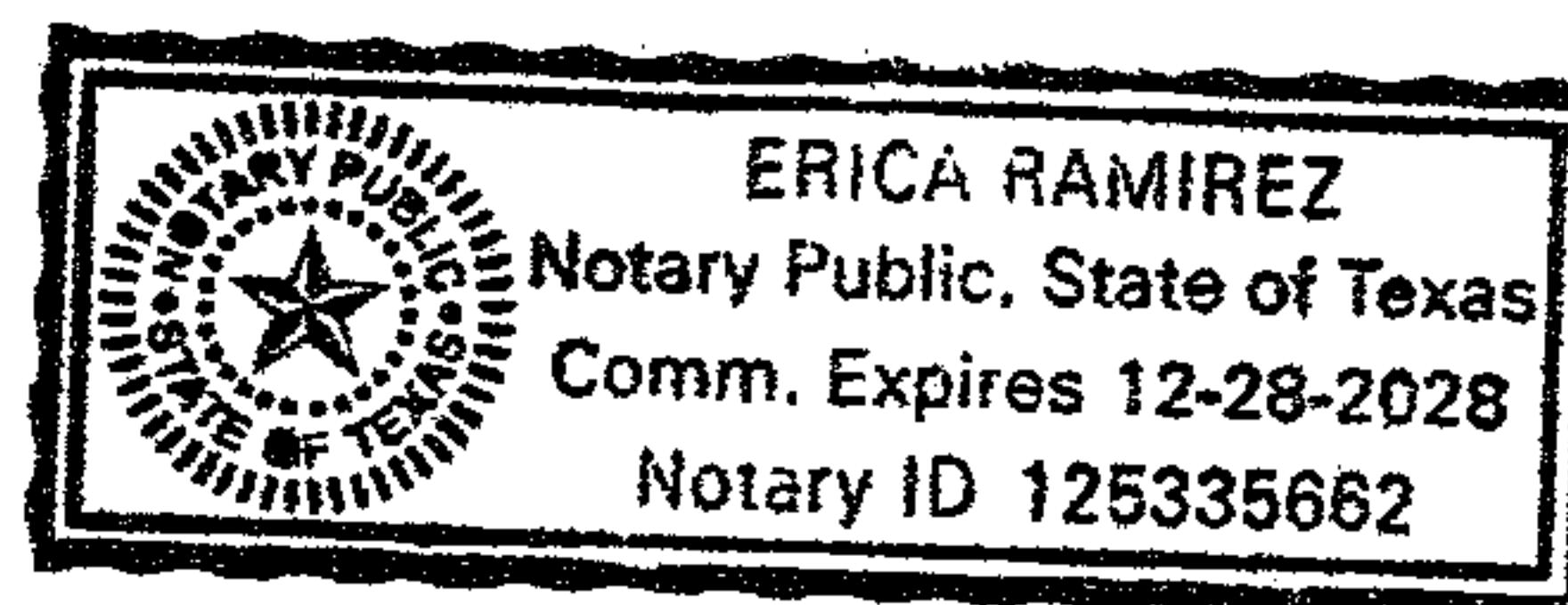
By: [Signature]
 Dawson's Realty & Mortgages, Inc., a Georgia corporation,
 dba Dawson's Mangement, USDA's duly authorized property
 management contractor pursuant to a delegation of authority
 found within Rural Development regulations 41 CFR 102-75.1090

STATE OF TX
 COUNTY OF ILLINOIS

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that WILLIAM RAMIREZ, whose name as Authorized Signer of Dawson's Realty & Mortgages, Inc., a Georgia corporation, dba Dawson's Mangement, USDA's duly authorized property management contractor pursuant to a delegation of authority found within Rural Development regulations 41 CFR 102-75.1090 for United States Department of Agriculture, 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 instrument, he/she, as such Authorized Signer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 7th day of May, 2025.

Erica Ramirez
 Notary Public
 My Commission Expires: 12-28-2028



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/20/2025 01:47:22 PM
 \$166.50 PAYGE
 20250520000153080

Allen S. Bayl