

20110124000023450 1/1 \$54.00
Shelby Cnty Judge of Probate, AL
01/24/2011 11:12:01 AM FILED/CERT

Shelby County, AL 01/24/2011
State of Alabama
Deed Tax:\$42.00

011-533531

SPECIAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY
PROPERTY ADDRESS:
Timmy G. Gilliland
5124 Rye Circle
Helena, AL 35080

KNOW ALL MEN BY THESE PRESENTS, that The United States Department of Housing and Urban Development, also known as Secretary of Housing and Urban Development, for and in consideration of Forty Two Thousand and No/100 Dollars (\$42,000.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto **Timmy G. Gilliland, a married man** in fee simple, together with every right of reversion, the following described real property situated in the County of Shelby, State of Alabama:

Lot 5, according to the survey of Shannon Glen, as recorded in Map Book 7, Page 94, in the Office of the Judge of Probate of Shelby County, Alabama.

THIS DEED IS NOT TO BE IN EFFECT UNTIL: 1-21-2011

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated September 27, 2009 and recorded on October 7, 2009s in Instrument 20091007000380140.

Being the same property acquired by the Secretary of Housing and Urban Development pursuant to the provisions of the National Housing Act, as amended (42 USC 1441, et. Seq.). Deed dated March 4, 2010 and recorded on March 5, 2010 in Instrument 20100305000065180.

TO HAVE AND TO HOLD to the said **Timmy G. Gilliland**, in fee simple, and to the heirs, together with every right of reversion. Grantor makes no warranty or covenant respecting the nature or the quality of the title to the property hereby conveyed except the following: Grantor does hereby specifically warrant the title to said property against the lawful claims of all persons claiming by, through, or under the Grantor, since the date of acquisition thereof by the Grantor. SUBJECT however, to all covenants, restrictions, reservations, easements, conditions, liens and other rights of whatever nature appearing of record; Further subject to any state of facts an accurate survey would show.

IN WITNESS WHEREOF, the undersigned has set his/her hand as the duly authorized representative of the Secretary of Housing and Urban Development this 19 day of Jan, 2011.

SHAUN DONOVAN
SECRETARY OF HOUSING AND
URBAN DEVELOPMENT
By HomeTelos, LP
AM Contractor for HUD-State of Alabama

HomeTelos, LP as Asset Manager
Contractor for C-OPC-23637

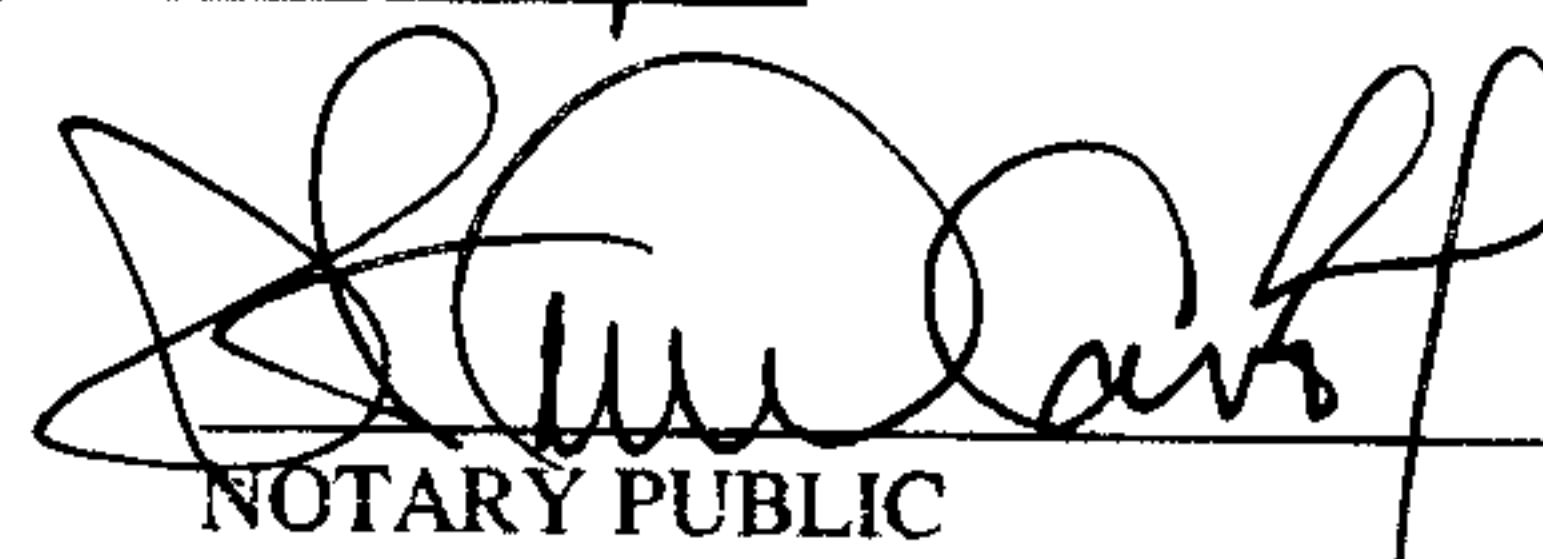
By: _____

For HUD by: _____
HUD Delegated Authority
Darice Green, Assistant Project Manager

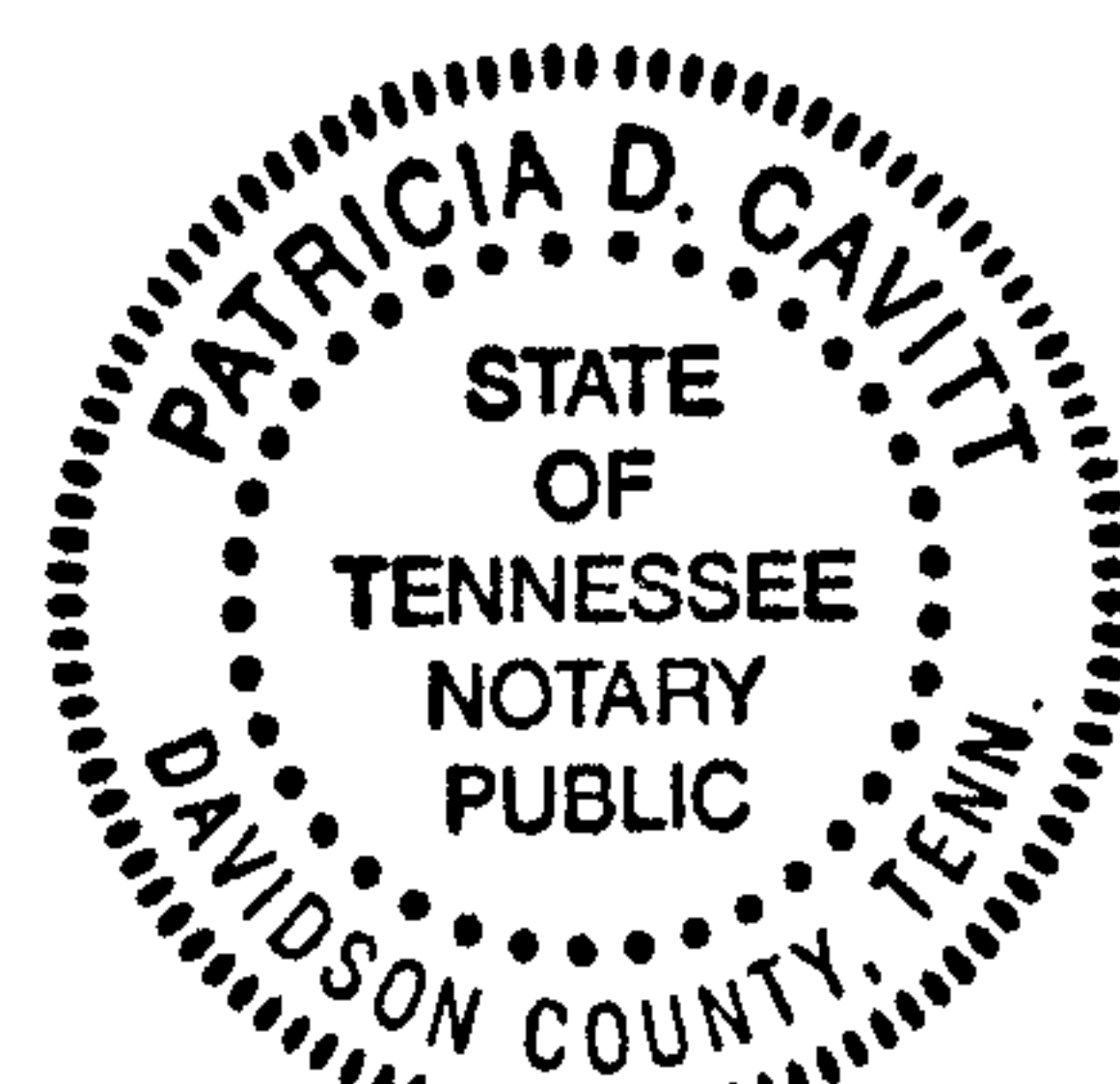
STATE OF Tennessee
COUNTY OF Davidson

I I, undersigned, a Notary Public in and for said County in said State, do hereby certify that DARICE GREEN, who is personally well known to me to be the duly authorized representative of the Secretary of Housing and Urban Development and the person who executed the foregoing instrument bearing the date January 19, 2011, by virtue of the authority vested in him/her by the delegation of authority published at Federal Register Notice FR-4837-D-57 (July 25, 2005), and acknowledged before me on this day that, being informed of the contents of this conveyance, he/she executed the same voluntarily for and on behalf of Shaun Donovan, Secretary of Housing and Urban Development, on the day and year above stated.

GIVEN under my hand and official seal this 19 day of January 2011.


NOTARY PUBLIC
My Commission Expires: _____

THIS INSTRUMENT PREPARED BY: Rick Battaglia, 7088 Sydney Curve, Montgomery, AL 36117



My Commission Expires JULY 7, 2014