

011-600747

SPECIAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY
PROPERTY ADDRESS:
Joseph G. LaMarche III
105 Acorn Circle
Alabaster, AL 35007

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 Seventy Thousand and No/100 Dollars (\$70,000.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto **Joseph G. LaMarche III, an unmarried 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 113, according to the survey of Autumn Ridge Second Sector, as recorded in Map Book 14, Page 16, 17 and 18, in the Probate Office of Shelby County, Alabama.

THIS DEED IS NOT TO BE IN EFFECT UNTIL: 1/26/11

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated March 3, 2010 and recorded on April 29, 2010 in Deed Book 20100429000130800.

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 May 30, 2010 and recorded on June 21, 2010 in Deed Book 20100621000196350.

TO HAVE AND TO HOLD to the said **Joseph G. LaMarche III**, 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 24 day of JAN, 2011.

SHAUN DONOVAN
SECRETARY OF HOUSING AND
URBAN DEVELOPMENT
By PEMCO, Management and Marketing
Contractor for HUD-State of Alabama
By: Suki Williams
Designated Signatory for PEMCO

STATE OF GEORGIA

COUNTY OF FULTON

I, undersigned, a Notary Public in and for said County in said State, do hereby certify that Suki Williams, 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 JAN 24, 2011, by virtue of the authority vested in him/her by the delegation of authority published at 70 FR 43171 (July 26, 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 24 day of JAN, 2011.

[Signature]
NOTARY PUBLIC
My Commission Expires: 12-21-2013

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

\$75,335.00 of the above mentioned purchase price was paid for from mortgage loan closed simultaneously herewith.