

011-461460

SPECIAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF Shelby
PROPERTY ADDRESS:
Leobardo Canales and
Lucia Y. Canales
110 Wildflower Trail
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 Twenty Six Thousand and No/100 Dollars (\$26,000.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto **Leobardo Canales and Lucia Y. Canales**, in fee simple, together with every right of reversion, the following described real property situated in the County of Shelby, State of Alabama:

Lot 25, according to the Amended Map and Survey of The Meadows, Plat 1, as recorded in Map Book 19, Page 10, in the Probate Office of Shelby County, Alabama.

THIS DEED IS NOT TO BE IN EFFECT UNTIL: 2-2-11

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated February 22, 2005 and recorded on February 25, 2005 in Instrument 20050225000091600.

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 August 17, 2005 and recorded on August 23, 2005 in Instrument 20050812000432380.

TO HAVE AND TO HOLD to the said **Leobardo Canales and Lucia Y. Canales**, 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 31 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: 

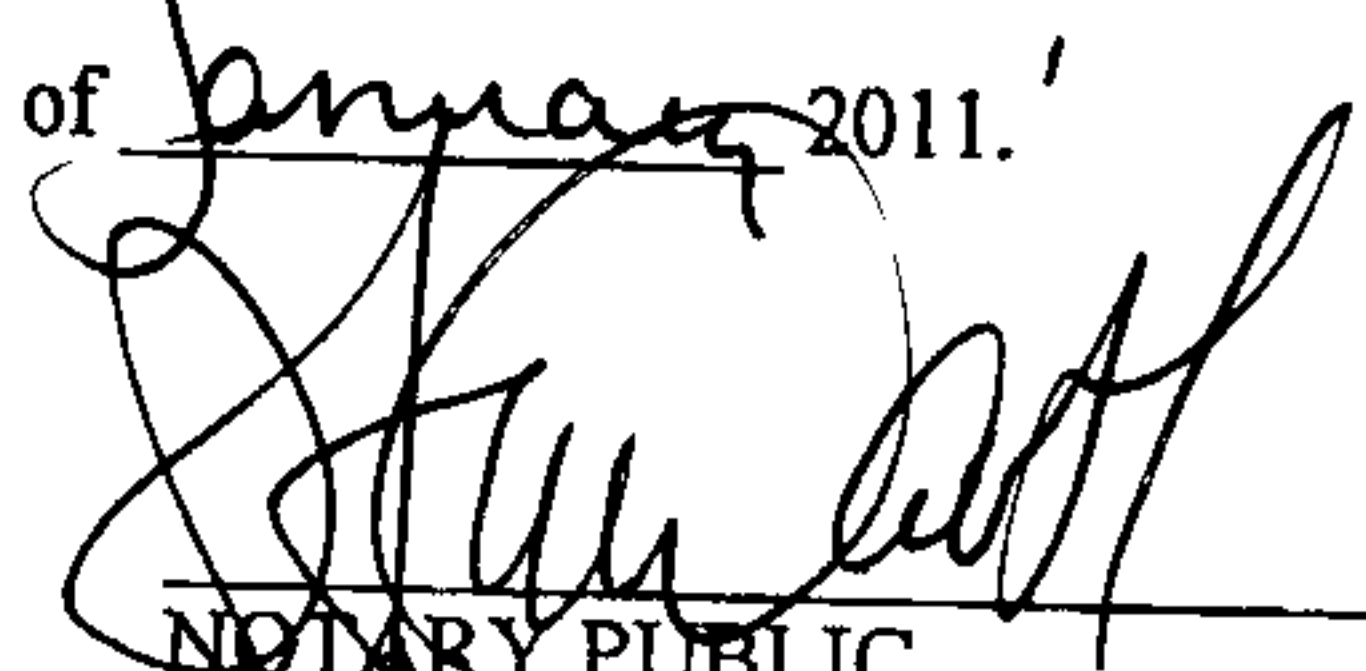
For HUD by: HUD Delegated Authority
Darice Green, Assistant Project Manager

STATE OF Tennessee

COUNTY OF Davidson

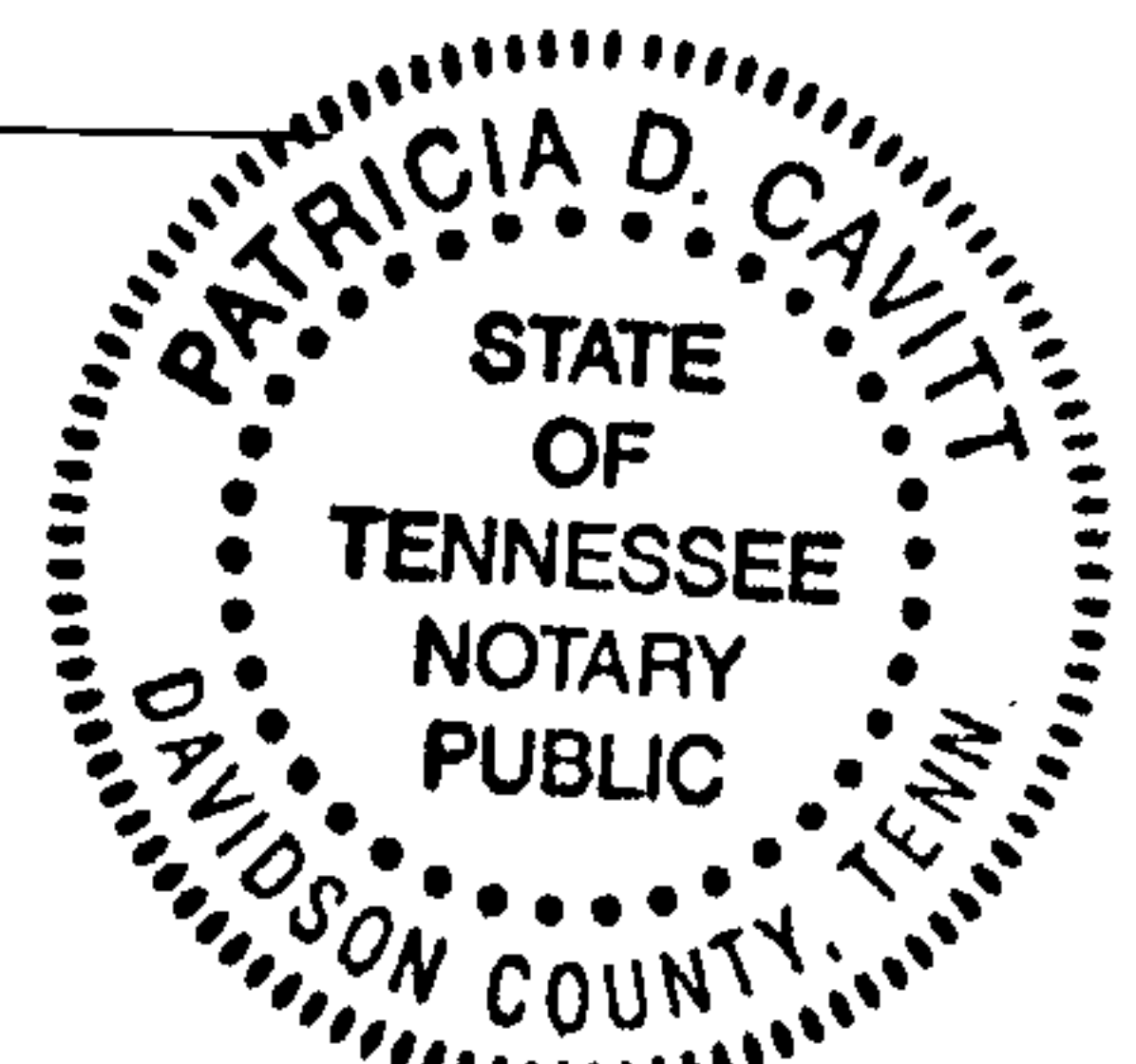
I, undersigned, a Notary Public in and for said County in said State, do hereby certify that DARICE GREEN, who is personally well known to me to be the duly authorized representative of the Secretary of Housing and Urban Development and the person who executed the foregoing instrument bearing the date January 31, 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 31 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