

011-564523

SPECIAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF Shelby
PROPERTY ADDRESS:
Robert Ledbetter and
Ashlynn Ledbetter
1111 Stage Coach Road
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 Fifty Thousand and No/100 Dollars (\$50,000.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto **Robert Ledbetter and Ashlynn Ledbetter**, in fee simple, together with every right of reversion, the following described real property situated in the County of Shelby, State of Alabama:

A parcel of land lying in the Northeast Quarter of the Southeast Quarter of Section 25, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: Commence at the Northwest corner of the Northeast Quarter of the Southeast Quarter of Section 25, Township 21 South, Range 3 West, Shelby County, Alabama; thence run east along said ¼ - ¼ line for a distance of 271.00 feet to an iron pin found, said point being the point of beginning; thence continue along last course for a distance of 294.82 feet to an iron pin found; thence deflect an angle right of 66 degrees 47 minutes 30 seconds and run a distance of 468.45 feet to an iron pin set; said point lying on the North right of way of Stage Coach Road having a 40.00 right of way; thence deflect an angle right of 75 degrees 00 minutes 29 seconds and run a distance of 187.45 feet along said right of way to an iron pin set, said point being the point of curvature; thence deflect an angle left of 00 degrees 57 minutes 43 seconds and run along said right of way a chord a distance of 83.16 feet through a curve with a radius of 2080.64 and a delta of 2 degrees 17 minutes 25 seconds to an iron pin set; thence deflect an angle left to 1 degrees 15 minutes 42 seconds and run along said right of way a distance of 60.24 feet to an iron pin set; thence deflect an angle right of 111 degrees 15 minutes 23 seconds and run a distance of 675.49 feet to the point of beginning.

THIS DEED IS NOT TO BE IN EFFECT UNTIL: 4/27/11

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated April 17, 2009 and recorded on April 27, 2009 in Instrument Number: 20090427000152900.

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 17, 2009 and recorded on October 6, 2009 in Instrument Number: 20091006000377980.

TO HAVE AND TO HOLD to the said **Robert Ledbetter and Ashlynn Ledbetter**, 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 25th day of April, 2011.

SHAUN DONOVAN
SECRETARY OF HOUSING AND
URBAN DEVELOPMENT
By Ofori & Associates, P.C. of Atlanta, GA
Management and Marketing Contractor
For HUD-State of Alabama

By: *Jamie Simes* As HUD's Designated Agent
HUD Delegated Authority

STATE OF Georgia
COUNTY OF Fulton

I, undersigned, a Notary Public in and for said County in said State, do hereby certify that Jamie Simes, 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 April 25, 2011, by virtue of the authority vested in him/her by the delegation of authority published at 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 25th day of April, 2011.

Basil Beckford
NOTARY PUBLIC
My Commission Expires:

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

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Shelby Cnty Judge of Probate, AL
05/12/2011 03:04:27 PM FILED/CERT

Shelby County, AL 05/12/2011
State of Alabama
Deed Tax: \$50.00

