

011-632544

SPECIAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY
PROPERTY ADDRESS:
William Culbreath
116 Sydney Lane
Chelsea, AL 35043



20110718000209210 1/1 \$17.50
Shelby Cnty Judge of Probate, AL
07/18/2011 02:06:03 PM FILED/CERT

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 Two Hundred Sixteen Thousand Seven Hundred Twenty Eight No/100 Dollars (\$216,728.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto William Culbreath, in fee simple, together with every right of reversion, the following described real property situated in the County of Shelby, State of Alabama:

Lot 4, according to the survey of Sydney's Place as recorded in Map Book 33, Page 74, in the Office of the Judge of Probate of Shelby County, Alabama.

THIS DEED IS NOT TO BE IN EFFECT UNTIL: 7/8/11

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated October 28, 2010 and recorded on December 1, 2010 in Deed Book 2010 Page 1490.

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 December 17, 2010 and recorded on January 24, 2011 in Deed Book 2011 Page 24140.

TO HAVE AND TO HOLD to the said William Culbreath, 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 6 day of July, 2011.

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

By: [Signature]
Shishu SIMON
Designated Signatory for PEMCO

STATE OF GEORGIA
COUNTY OF Fulton

I, undersigned, Shishu Simon, Notary Public in and for said County in said State, do hereby certify that representative of the Secretary of Housing and Urban Development and the person who executed the foregoing instrument bearing the date July 6, 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 6 day of July, 2011.

[Signature]
NOTARY PUBLIC
My Commission Expires: 2/7/2015

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



NICHOLAUS A. RICE
FULTON COUNTY, GEORGIA
NOTARY PUBLIC
MY COMMISSION EXPIRES
FEBRUARY 7TH, 2015

Shelby County, AL 07/18/2011
State of Alabama
Deed Tax: \$5.50