

011-554559

SPECIAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF Shelby
PROPERTY ADDRESS:
Stephanie Stallings and
Serenity Investments, LLC
3080 Hidden Forest Cove
Montevallo, AL 35115

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 One Hundred Thousand and No/100 Dollars (\$100,000.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto **Stephanie Stallings and Serenity Investments, LLC.**, in fee simple, together with every right of reversion, the following described real property situated in the County of Shelby, State of Alabama:

Lot 49, according to the Survey of Hidden Forest, as recorded in Map Book 35, Page 117, in the Probate Office of Shelby County, Alabama.

THIS DEED IS NOT TO BE IN EFFECT UNTIL: 9-1-11

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated November 9, 2010 and recorded on November 19, 2010 in Instrument # 20101119000389590.

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 October 6, 2010 and recorded on April 4, 2011 in Instrument # 20110404000103810.

TO HAVE AND TO HOLD to the said **Stephanie Stallings and Serenity Investments, LLC.**, 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 29th day of August, 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: Holly Morse
HUD Delegated Authority

AS HUD'S
DESIGNATED
AGENT


STATE OF GEORGIA
COUNTY OF Fulton

I, undersigned, a Notary Public in and for said County in said State, do hereby certify that Holly Morse, 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 August 29th, 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 29th day of August 2011.

Basil Beckford
NOTARY PUBLIC
My Commission Expires: _____

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


20110907000263860 1/1 \$112.00
Shelby Cnty Judge of Probate, AL
09/07/2011 09:19:05 AM FILED/CERT

Shelby County, AL 09/07/2011
State of Alabama
Deed Tax: \$100.00

