

011-569068

SPECIAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF Shelby
PROPERTY ADDRESS:
Charles Lawayne LeCroy
174 Forest Ridge Circle
Chelsea, AL 35043

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 Eighty Thousand and One Hundred Sixty Five No/100 Dollars (\$80,165.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto Charles Lawayne LeCroy, in fee simple, together with every right of reversion, the following described real property situated in the County of Shelby, State of Alabama:

Lot 13, according to the Survey of Chelsea Estates, as recorded in Map Book 5, Page 61, in the Office of the Judge of Probate of Shelby County, Alabama.

THIS DEED IS NOT TO BE IN EFFECT UNTIL:

April 23, 2012

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated February 9, 2012 and recorded on February 17, 2012 in Deed Book 2012 Page 57950.

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 6, 2012 and recorded on March 8, 2012 in Deed Book 2012 Page 81240.

TO HAVE AND TO HOLD to the said Charles Lawayne LeCroy, 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 18 day of April, 2012

20120426000143570 1/1 \$92.50
Shelby Cnty Judge of Probate, AL
04/26/2012 10:40:26 AM FILED/CERT

Shelby County, AL 04/26/2012
State of Alabama
Deed Tax: \$80.50

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

For HUD by Ron Hutchison
Ron Hutchison, Senior Project Manager
HUD Delegated Authority

STATE OF TENNESSEE
COUNTY OF Davidson

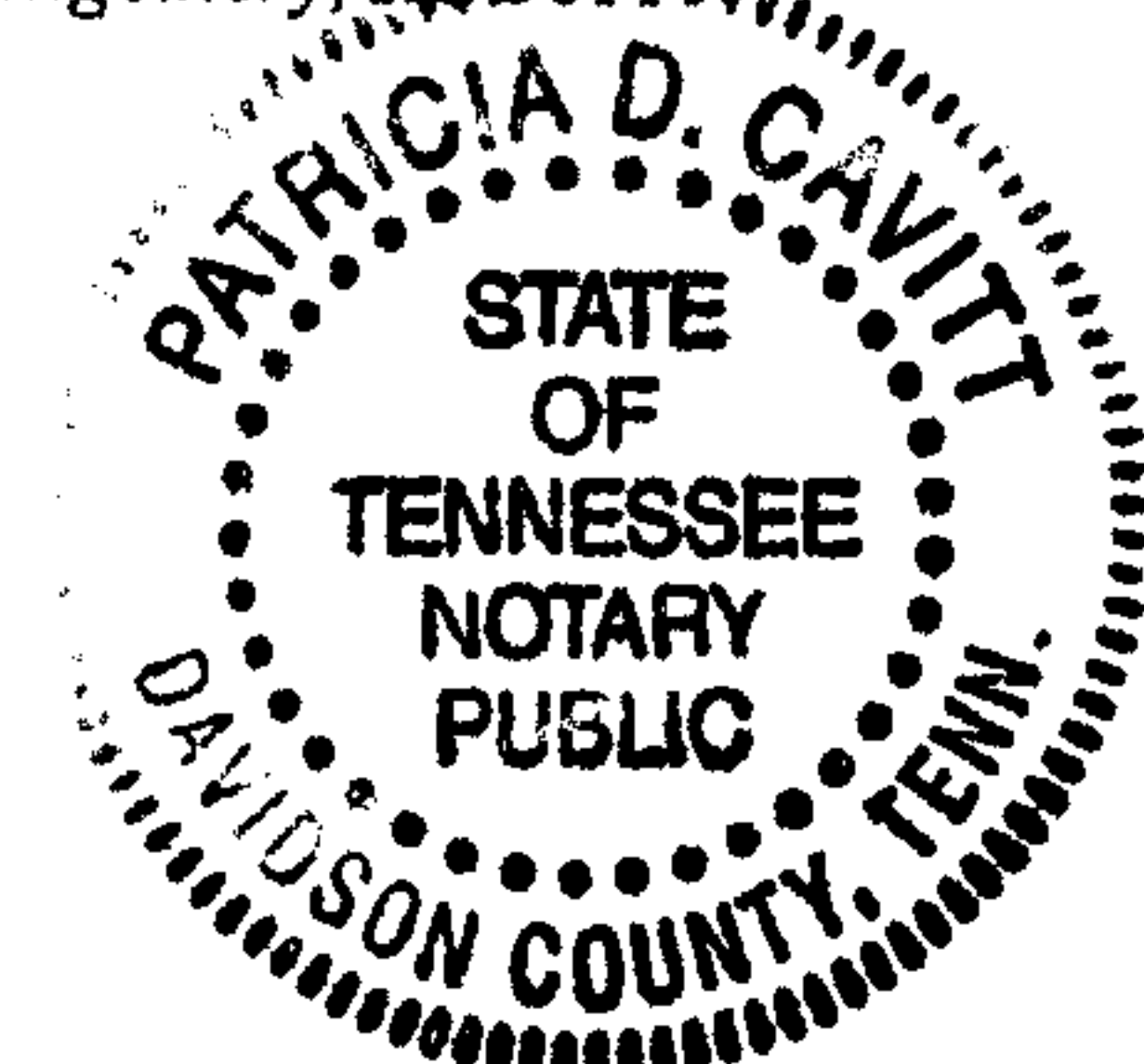
I, undersigned, a Notary Public in and for said County in said State, do hereby certify that RON HUTCHISON, who is personally well known to me to be the duly authorized representative of the Secretary of Housing and Urban Development and the person who executed the foregoing instrument bearing the date April 18, 2012 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 18 day of April, 2012

Patricia D. Cavit
NOTARY PUBLIC

My Commission Expires: _____

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



My Commission Expires JULY 7, 2014