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Shelby Cnty Judge of Probate, AL  
06/06/2012 01:37:31 PM FILED/CERT

011-592525

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA  
COUNTY OF Shelby  
PROPERTY ADDRESS:  
Zona A. Till and A. Wayne Till  
1165 Silver Creek Lane  
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 One Hundred Seventy Thousand and No/100 Dollars (\$170,000.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto **Zona A. Till and A. Wayne Till**, in fee simple, together with every right of reversion, the following described real property situated in the County of Shelby, State of Alabama:

Lot 439, according to the plat of Silver Creek Sector III, Phase II, according to the plat thereof, as recorded in Map Book 36, Page 104, in the Office of the Judge of Probate of Shelby County, Alabama.

THIS DEED IS NOT TO BE IN EFFECT UNTIL:

May 29, 2012

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated September 17, 2010 and recorded on September 28, 2010 in Instrument Number 20100928000318770.

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 19, 2010 and recorded on March 23, 2012 in Instrument Number 20120323000100830.

TO HAVE AND TO HOLD to the said **Zona A. Till and A. Wayne Till**, 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 24 day of May, 2012.

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: Sharon Lacourt  
For HUD by: Sharon Lacourt  
Sharon Lacourt, Closing Specialist

STATE OF TENNESSEE  
COUNTY OF Davidson

I, undersigned, a Notary Public in and for said County in said State, do hereby certify that **SHARON LACOURT**, 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 May 24, 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 24 day of May, 2012.

Sharon Lacourt  
NOTARY PUBLIC  
My Commission Expires: \_\_\_\_\_

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

Shelby County, AL 06/06/2012  
State of Alabama  
Deed Tax: \$70.00

