20131030000429370 1/2 \$23.00 Shelby Cnty Judge of Probate, AL

011-660252

## SPECIAL WARRANTY DEED

10/30/2013 02:17:44 PM FILED/CERT STATE OF ALABAMA COUNTY OF Shelby PROPERTY ADDRESS: Audra Lee 129 Stratshire Lane

Pelham, AL 35124

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 Eighteen Thousand and No/100 Dollars (\$118,000.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto Audra Lee, in fee simple, together with every right of reversion, the following described real property situated in the County of Shelby, State of Alabama:

Lot 48, according to the amended map or the Resurvey of the Final Plat, Phase III, Stratford Place, as recorded in Map Book 14, Page 38, in the Probate Office of Shelby County, Alabama.

THIS DEED IS NOT TO BE IN EFFECT UNTIL: 10, 28 13

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated November 20, 2012 and recorded on December 3, 2012 in Deed Book 2012 Page 459760.

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 January 28, 2013 and recorded on June 3, 2013 in Deed Book 2013 Page 244570.

TO HAVE AND TO HOLD to the said Audra Lee, 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 23 day of 20/3.

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

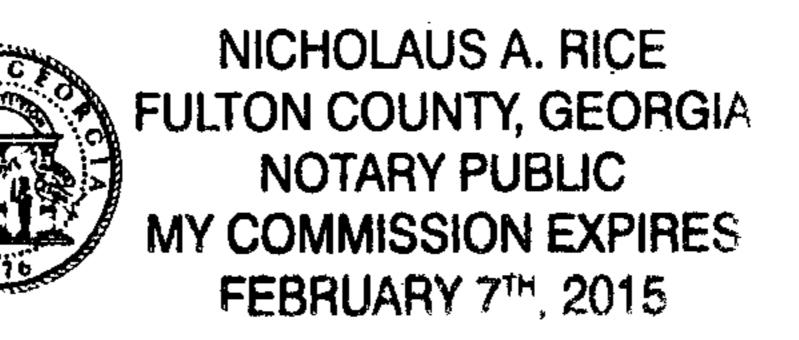
Designated Signator for PEMCO

STATE OF GEORGIA
COUNTY OF

I, undersigned, a Notary Public in and for said County in said State, do hereby certify that 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 0 Cd 23, 2013, 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 Secretary of Housing and Urban Development, on the day and year above stated.

My Commission Expires:

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



This	Document must be filed in accor	rdance и	vith Code of Alabama	1975, Section 40-22-1
Grantor's Name	and the co		Grantee's Nan	1e (100/01 Q
Mailing Address	Marshall R		Mailing Addres	ss 129 seitstie in
	HAMONTE CA			170m JK 51301
	<u> </u>	•		1 1
Property Address	129 Stratshie Lo		Date of Sa	le 19/28/13
	Delhou M	, -	Total Purchase Pri	ce \$ ) 8000.00
	<u> 35/24</u>		or Satural Value	
	<del></del>	<i>;</i>	Actual Value or	<u> </u>
		Ass	essor's Market Valu	ue <u>\$</u>
•		entary 6		
If the conveyance		rdation	contains all of the	required information referenced 131030000429370 2/2 \$23.00
	nd mailing address - provide t eir current mailing address.	instruc he nam	TIME SIN	eldy Unity Judge of Probato or
Grantee's name a to property is being	nd mailing address - provide i g conveyed.	the nar	ne of the person or	persons to whom interest
Property address -	the physical address of the	propert	y being conveyed,	if available.
Date of Sale - the	date on which interest to the	properi	ty was conveyed.	
•	ce - the total amount paid for the instrument offered for re	•	rchase of the prope	erty, both real and personal,
conveyed by the ir	• •	This ma	ay be evidenced by	rty, both real and personal, being an appraisal conducted by a
excluding current a responsibility of va	ded and the value must be deuse valuation, of the property luing property for property table of Alabama 1975 § 40-22-1 (	as dete	ermined by the loca	•
accurate. I further		atement	ts claimed on this fo	ined in this document is true and orm may result in the imposition
Date		Print_	Audra Le	L
Unattested		Sign_	Audra Le	
	(verified by)		(Grantor/Gra	ntee/Owner/Agent) circle one

Form RT-1