



20081125000449840 1/1 \$18.00
Shelby Cnty Judge of Probate, AL
11/25/2008 12:56:49PM FILED/CERT

011-527283

SPECIAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF Shelby
GRANTEE'S ADDRESS:
Shawn Cingoranelli
Daniel J. Cingoranelli
641 Olde Towne 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 thirty five thousand and No/100 Dollars (\$135,000.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto **Shawn Cingoranelli and Daniel J. Cingoranelli, wife and husband** for their life in fee simple, together with every right of reversion, the following described real property situated in the County of Shelby, State of Alabama:

Lot 7, according to the survey of Old Towne Forest, as recorded in Map Book 9, Page 133, in the Probate Office of Shelby County, Alabama.

THIS DEED IS NOT TO BE IN EFFECT UNTIL: 11-21-08

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated March 4, 2008, and recorded on March 31, 2008 in Deed Book 20080331000128010 at Pages 1-3.

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 June 20, 2008 and recorded on July 1, 2008 in Deed Book 20080701000266930 at Pages 1-2.

TO HAVE AND TO HOLD to the said **Shawn Cingoranelli and Daniel J. Cingoranelli**, 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 17 day of November 2008.

STEVE PRESTON
SECRETARY OF HOUSING AND
URBAN DEVELOPMENT
By Hooks Van Holm, Inc. of Anniston, AL
Management and Marketing Contractor
For HUD-State of Alabama

By: Angelika Harris
Angelika Harris
HUD Delegated Authority

Shelby County, AL 11/25/2008
State of Alabama

Deed Tax: \$7.00

STATE OF ALABAMA
COUNTY OF Calhoun

I, undersigned, Angelika Harris, a Notary Public in and for said County in said State, do hereby certify that Angelika Harris, 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 November 17, 2008, by virtue of the authority vested in him/her by the delegation of authority published at 70 FR 43171 (July 26, 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 Steve Preston, Secretary of Housing and Urban Development, on the day and year above stated.

GIVEN under my hand and official seal this 17 day of November 2008.

Linda Jackson
NOTARY PUBLIC
My Commission Expires: 2/03/09

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

LINDA JACKSON
NOTARY PUBLIC
ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES
FEBRUARY 3, 2009

