

011-487115

SPECIAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY
GRANTEE'S ADDRESS:
MUNAWAR AHMED
108 CHARLTON LANE
CALERA, AL 35040

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 Eight Four Thousand and No/100 Dollars (\$84,000.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto **Munawar Ahmed, an unmarried man** for his 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 86, ACCORDING TO THE SURVEY OF SAVANNAH POINTE, SECTOR III, PHASE II, AS RECORDED IN MAP BOOK 27, PAGE 122, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

THIS DEED IS NOT TO BE IN EFFECT UNTIL: 11/30/09

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated April 29, 2008, and recorded on May 7, 2008 in Deed Book 20080507000197620 at Page 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 April 2, 2008 and recorded on June 12, 2008 in Deed Book 20080612000240150 at Page 1-2.

TO HAVE AND TO HOLD to the said **Munawar Ahmed**, 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 29 day of JANUARY 2009.

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

Shelby County, AL 02/11/2009
State of Alabama

Deed Tax: \$17.00

By: Angeletta Harris
Angeletta Harris
HUD Delegated Authority

STATE OF ALABAMA
COUNTY OF Calhoun

I, undersigned, a Notary Public in and for said County in said State, do hereby certify that Angeletta 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 JANUARY 29, 2009, by virtue of the authority vested in him/her by the delegation of authority published at 70 FR 43174 (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 29 day of JANUARY 2009.

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

