

011- 546513

SPECIAL WARRANTY DEED

STATE OF ALABAMA
 COUNTY OF Shelby
 GRANTEE'S ADDRESS:
 Jason G. Dutton
 140 Carrington 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 Ninety two Thousand Nine Hundred Sixty and No/100 Dollars (\$92,960.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto **Jason G. Dutton, an unmarried man** in fee simple, together with every right of reversion, the following described real property situated in the County of Jefferson, State of Alabama:

Lot 7, according to the survey of Carrington, sector II, as recorded in Map Book 25, Page 17, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

THIS DEED IS NOT TO BE IN EFFECT UNTIL: 3/13/09

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated August 26, 2008 and recorded on September 3, 2008 in instrument 20080903000351830.

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 September 11, 2008 and recorded on October 6, 2008 in instrument 20081006000394530.

TO HAVE AND TO HOLD to the said **Jason G. Dutton**, 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 10 day of MARCH 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

By:

Angelita Harris
Angelita Harris
 HUD Delegated Authority

STATE OF ALABAMA
 COUNTY OF CALHOUN

I, undersigned, Angelita Harris, a Notary Public in and for said County in said State, do hereby certify that Angelita 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 MARCH 10, 2009, 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 10 day of MARCH 2009.

Linda W Jackson
 NOTARY PUBLIC
 My Commission Expires: 1/23/13

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

LINDA W JACKSON
 NOTARY PUBLIC
 ALABAMA
 STATE AT LARGE

