

011- 558250

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA  
COUNTY OF SHELBY  
GRANTEE'S ADDRESS:  
Matt Maltbie  
Victoria Whitten Maltbie  
111 Winners Circle  
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 Three Thousand Four Hundred Sixty Seven No/100 Dollars (\$93,467.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto Matt Maltbie and Victoria Whitten Maltbie, husband and wife, in fee simple, together with every right of reversion, the following described real property situated in the County of Shelby, State of Alabama:

Lot 112, according to the survey of the Cottages of Saratoga Sector 2, Phase 1, as recorded in Map Book 34, Page 12, now known as Lot 112, Saratoga Townhomes as recorded in Map Book 37, Page 4, in the Office of the Judge of Shelby County, Alabama.

THIS DEED IS NOT TO BE IN EFFECT UNTIL: 7/15/09

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated February 2, 2009 and recorded on February 19, 2009 in Deed Book 20090219000058690.

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 30, 2009 and recorded on April 20, 2009 in Deed Book 20090420000144000.

TO HAVE AND TO HOLD to the said Matt Maltbie and Victoria Whitten Maltbie, 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 14 day of July, 2009.

SHAUN DONOVAN  
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 07/22/2009

State of Alabama

Deed Tax : \$2.00

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 July 14, 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 Shaun Donovan, Secretary of Housing and Urban Development, on the day and year above stated.

GIVEN under my hand and official seal this 14 day of July, 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

