

011- 435399

SPECIAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF Shelby
GRANTEE'S ADDRESS:
Patricia Pierce
117 Eureka Acre Road
Columbiana, AL 35051

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 Sixty nine Thousand and No/100 Dollars (\$69,000.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto **Patricia Pierce, an unmarried woman** in fee simple, together with every right of reversion, the following described real property situated in the County of Shelby, State of Alabama:

Commence at the NE corner of section 35, township 21 south, range 1 west; thence run south along said section line a distance of 384.96 feet; thence run south along said section line a distance of 384.96 feet; thence turn an angle of 88 degrees 32 minutes 38 seconds right and run a distance of 141.70 feet to a point of beginning; thence continue along last described course a distance of 243.28 feet; thence south 00 degrees 58 minutes 00 seconds east a distance of 299.78 feet; thence north 88 degrees 58 minutes 00 seconds east a distance of 400.00 feet; thence north 38 degrees 18 minutes 00 seconds west a distance of 263.66 feet; thence north 01 degree 03 minutes 00 seconds east a distance of 90.00 feet to the point of beginning. According to the survey of Rodney Y. Shiflett, Al. Reg. No. #27184, dated June 26, 1998.

THIS DEED IS NOT TO BE IN EFFECT UNTIL: 8/14/09

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated November 20, 2007 and recorded on December 7, 2007 in instrument 20071207000555010.

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 27, 2009 and recorded on February 3, 2009 in instrument 20090203000032960.

TO HAVE AND TO HOLD to the said **Patricia Pierce**, 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 August, 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

By: Angeletha 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 Angeletha 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 August 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 August 2009.

LINDA W JACKSON
NOTARY PUBLIC
ALABAMA
STATE AT LARGE

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

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