

011-565337

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA  
COUNTY OF SHELBY  
GRANTEE'S ADDRESS:  
ALAINA D. STOKES  
1225 VALLEY STREET  
MONTEVALLO, AL 35115

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 SEVENTY THOUSAND and No/100 Dollars (\$70,000.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto Alaina D. Stokes, 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:

A parcel of land lying in Section 21, Township 22 South, Range 3 West, being more particularly described as follows: Commence at the southwesterly most corner of Lot 3, Block "O" of Lymans Addition to Montevallo as recorded in Map Book 3, at page 27, in the Office of the Judge of Probate of Shelby County, Alabama; thence run Northeasterly along the Southeast lone of said Block "O" 85.17 feet to the point of beginning; thence continue along the lsat described course 21.54 feet; thence turn left 0 degrees, 56 minutes, 52 seconds and run Northeasterly along the Southeast line of said Block "O" 58.46 feet; thence turn right 89 degrees 40 minutes 01 seconds and run Southeasterly 127.74 feet to a point on the Northwest Right of Way line of Valley Street (60fppt Right of Way); thence turn right 90 degrees 16 minutes 11 seconds and run Southwesterly along said Right of Way 80.00 feet; thence turn right 89 degrees 43 minutes 51 seconds and run Northwesterly 128.19 feet to the point of beginning. Being situated in Shelby County, Alabama.

THIS DEED IS NOT TO BE IN EFFECT UNTIL: 10/21/09

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated March 26, 2009 and recorded on April 3, 2009 in Deed Book 20090403000122500 Page 1-2.

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 27, 2009 and recorded on July 13, 2009 in Deed Book 20090713000268400 Page 1.

TO HAVE AND TO HOLD to the said Alaina D. Stokes, 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 20 day of October 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:

Anselitta 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 Anselitta 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 October 20, 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 20 day of October 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