



20091214000456420 1/1 \$12.00
Shelby Cnty Judge of Probate, AL
12/14/2009 10:03:58 AM FILED/CERT

011- 535518

SPECIAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY
GRANTEE'S ADDRESS:
Kathy J. Crum
2160 Tanyard Road
Harpersville, AL 35078

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 Forty Two Thousand Six Hundred Twenty and No/100 Dollars (\$42,620.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto **Kathy J. Crum, 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 located in the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 9, Township 20 South, Range 2 East, Shelby County, Alabama, described as follows: Commence at a corner in place accepted as the Northeast Corner of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 9, Township 20 South, Range 2 East, Shelby County, Alabama; thence proceed North 86 degrees 31 minutes 59 seconds West along the North boundary of said $\frac{1}{4}$ $\frac{1}{4}$ Section and along the North boundary of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section for a distance of 1473.78 feet to the point of beginning; from this beginning point, proceed South 03 degrees 59 minutes 51seconds East for a distance of 674.24 feet to a point on the North boundary of a paved road; thence proceed South 87 degrees 28 minutes 58 seconds West along the North boundary of said road for a distance of 124.0 feet to corner in place; thence proceed North 06 degrees 22 minutes 32 seconds West for a distance of 210.10 feet; thence proceed North 02 degrees 49 minutes 47 seconds West for a distance of 477.33 feet to a point on the North boundary of said Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$; thence proceed South 86 degrees 31 minutes 59 seconds East along the North boundary of said $\frac{1}{4}$ $\frac{1}{4}$ Section for a distance of 124.0 feet to the point of beginning; being situated in Shelby County, Alabama.

Together with a 1995 Southern Energy Mobile Home with VIN Number DSHAL23239A/B which is permanently attached and made a part of the property described herein and whose titles have been cancelled with the State of Alabama Department of Revenue.

THIS DEED IS NOT TO BE IN EFFECT UNTIL: 12/10/09

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated March 25, 2008 and recorded on April 11, 2008 in Deed Book 20080411000149060.

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 30, 2009 and recorded on July 13, 2009 in Deed Book 20090713000267300.

TO HAVE AND TO HOLD to the said **Kathy J. Crum**, 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 7 day of December, 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:

Angela Harris
Angela 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 Angela 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 December 7, 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 7 day of December, 2009.

Linda W Jackson
NOTARY PUBLIC
My Commission Expires: 4/23/13

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

LINDA W JACKSON
NOTARY PUBLIC
ALABAMA
STATE AT LARGE