

011- 569319

SPECIAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF Shelby
GRANTEE'S ADDRESS:
George R. Pickle
Phyllis T. Pickle
6089 Highway 13
Helena, AL 35080

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-Five Thousand and Two Hundred Twenty-Five No/100 Dollars (\$65,225.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto **George R. Pickle and Phyllis T. Pickle, as 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:

Commence at the SW corner of the NE ¼ of the NE ¼ of Section 34, Township 20 South, Range 4 West, and in a Northerly direction along the West line of said ¼-1/4 run a distance of 234.16 feet to the point of beginning; thence continue along the same said course for a distance of 300.0 feet; thence turn an angle of 54 degrees 50 minutes to the right for a distance of 300.0 feet; thence turn an angle of 125 degrees 10 minutes to the right for a distance of 300.0 feet; thence turn an angle of 54 degrees 50 minutes to the right for a distance of 300.0 feet to the point of beginning. Situated in the NE ¼ of NE ¼ of Section 34, Township 20 South, Range 4 West, Shelby County, Alabama.

THIS DEED IS NOT TO BE IN EFFECT UNTIL: 1/4/2010

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated December 2, 2008 and recorded on December 10, 2008 in Instrument 20081210000462270.

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 August 14, 2009 and recorded on August 19, 2009 in Instrument 20090819000319420.

TO HAVE AND TO HOLD to the said **George R. Pickle and Phyllis T. Pickle**, 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 30 day of December, 200 9.

Shelby County, AL 01/19/2010
State of Alabama
Deed Tax : \$65.50

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 [Signature]
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 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 December 30, 200 9 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 30 day of December, 200 9.

[Signature]
NOTARY PUBLIC
My Commission Expires: 1/33/09

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