

011- 545053

SPECIAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY
GRANTEE'S ADDRESS:
Tina Denice Foster and Chris E. Foster
1621 Highway 440
Chelsea, AL 35043

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 One Hundred Thousand and No/100 Dollars (\$100,000.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto **Tina Denice Foster and Chris E. Foster, a 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:

The following described real estate, situated in Shelby County, Alabama, to-wit: (Parcel 1-C) Commence at the Southeast corner of the SW ¼ of SE ¼, Section 24, T-19S, R-1W; thence run Westerly along the South line of said SW ¼ of SE ¼, a distance of 390.79 feet to a point on the Western 25 foot right-of-way line of County Highway 440; thence turn an angle of 101° 53' 44" to the right and run Northeasterly along said right of way line a distance of 530.79 feet to the point of beginning; thence continue along the same line of direction a distance of 69.21 feet to a point; thence turn an angle 101° 53' 44" to the left and Westerly a distance of 31.25 feet to a point; thence turn an angle of 104° 04' 55" to the left and run Southeasterly a distance of 69.82 feet to the point of beginning. Said parcel is lying in the SW ¼ of SE ¼, Section 24, T-19S, R-1W and contains 0.0243 acre. AND the following described real estate, situated in Shelby County, Alabama, to-wit: Part of the SW ¼ of the SE ¼, Section 21, Township 19, Range 1 West, beginning at a point 200 feet North of South Line of Forty on the West side of road leading from Highway 91 to W. D. Osborn residence, thence West 220 feet, North 200 feet, East 220 feet, South 200 feet to point of beginning. Containing one acre, more or less.

Being the same property conveyed to the Grantee(s) by deed from Roderick Osborn and Romona Gay Osborn, dated 11/14/86 and recorded 11/14/86 in Deed Book 100 Page 470, and Being the same property conveyed to the Grantee(s) by deed from Barbara Ann Osborn Moore and Ray E. Moore, dated 12/29/73 and recorded in Deed Book 284, Page 699

THIS DEED IS NOT TO BE IN EFFECT UNTIL: 2/16/10

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated May 28, 2009 and recorded on June 2, 2009 in Instrument #20090602000207830.

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.). Assignment of mortgage dated January 17, 2008 and recorded on April 14, 2008 in Instrument # 20080414000151210

TO HAVE AND TO HOLD to the said **Tina Denice Foster and Chris E. Foster**, 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 9 day of February, 2010.

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: Angeletta Harris
Angeletta 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 Angeletta 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 February 9, 2010 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 9 day of February, 2010.

LINDA W JACKSON
NOTARY PUBLIC
ALABAMA
STATE AT LARGE

Linda W Jackson
NOTARY PUBLIC

My Commission Expires: 4/23/13

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