

011- 569369

SPECIAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF Shelby
GRANTEE'S ADDRESS:
Tyler Deason
2005 King Arthur Cir
Alabaster, AL 35007

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-nine Thousand and Two Hundred Thirty-four No/100 Dollars (\$79,234.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto **Tyler Deason, an unmarried man**, in fee simple, together with every right of reversion, the following described real property situated in the County of Shelby, State of Alabama:

Lot 18A, according to the Survey of Spring Gate Sector One Phase Four First Addition, as recorded in Map Book 23, Page 134, in the Probate Office of Shelby County, Alabama.

THIS DEED IS NOT TO BE IN EFFECT UNTIL: 3/12/10

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated September 29, 2009 and recorded on October 7, 2009 in Instrument 20091007000379760.

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 October 16, 2009 and recorded on October 15, 2009 in Instrument 20091015000389490.

TO HAVE AND TO HOLD to the said **Tyler Deason**, 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 10 day of MARCH, 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: Angileta 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 Angileta 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 MARCH 10, 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 10 day of MARCH 2010.

Linda W Jackson
NOTARY PUBLIC
My Commission Expires: 1/23/10

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