

011-545464

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA  
COUNTY OF SHELBY  
GRANTEE'S ADDRESS:  
Robert Smelcer, Jr.  
109 Rossburg Drive  
Calera, AL 35040

**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 Twenty Five Thousand Two Hundred Eighty Three and No/100 Dollars (\$125,283.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto **Robert Smelcer, Jr., 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 84, according to the Survey of Rossburg, Sector 1, as recorded in Map Book 35, Page 124, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.**

**THIS DEED IS NOT TO BE IN EFFECT UNTIL:** 3/31/10

**Subject** to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated October 27, 2009 and recorded on November 4, 2009 in Deed Book 200911 Page 04000412680.

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 December 3, 2009 and recorded on December 8, 2009 in Deed Book 200912 Page 08000450480.

**TO HAVE AND TO HOLD** to the said **Robert Smelcer, Jr.**, 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 25 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: Angela Horn  
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 Horn, 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 25, 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 25 day of MARCH 2010.

Linda W Jackson  
NOTARY PUBLIC  
My Commission Expires: 1/23/13

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

LINDA W JACKSON  
NOTARY PUBLIC  
ALABAMA  
STATE AT LARGE