

011- 593433

SPECIAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF Shelby
GRANTEE'S ADDRESS:
Jeffrey Scott Taylor and
Rebecca Leigh Taylor
1064 Pine Valley 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 and Five Hundred No/100 Dollars (\$125,500.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto **Jeffrey Scott Taylor and Rebecca Leigh Taylor, 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:

Lot 232, according to the Survey of the Reserve at Timberline Phase 3, as recorded in Map Book 38, Page 53, Shelby County, Alabama Records.

THIS DEED IS NOT TO BE IN EFFECT UNTIL: 4/9/10

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated November 17, 2009 and recorded on November 25, 2009 in Instrument 20091125000437690.

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 18, 2009 and recorded on December 22, 2009 in Instrument 20091222000466140.

TO HAVE AND TO HOLD to the said **Jeffrey Scott Taylor and Rebecca Leigh Taylor**, 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 April, 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: Angelette Harris
Angelette 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 Angelette 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 April 9, 2010, by virtue of the authority vested in him/her by the delegation of authority published at 76 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 April 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