

011- 560956

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA  
COUNTY OF Shelby  
GRANTEE'S ADDRESS:  
Matt Finn  
Memory Finn  
470 Phillips Dr.  
Vincent, AL 35178

**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 Eighty Thousand and No/100 Dollars (\$80,000.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto **Matt Finn and Memory Finn, 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:

From the Southeast corner of the Southwest ¼ of the Northeast 1/4 , Section 15, Township 19 South, Range 2 East, run thence North 30 degrees 34 minutes West 1,883.4 feet to the Point of Beginning of the property herein described, said point being marked by a 1 1/4 -inch iron pipe, and the Northwest corner of property heretofore conveyed to John R. and Mary Lee Smith, and on the Northeasterly side of a public road; thence North 54 degrees 06 minutes West 210.0 feet along Northeasterly side of said road; thence North 63 degrees 01 minutes East 210.0 feet; thence South 54 degrees 06 minutes East 210.0 feet to Northwestern line of said John R. and Mary Lee Smith tract; thence South 63 degrees 01 minutes West 210.0 feet to Point of Beginning.

Being a part of the Northwest ¼ of Northeast ¼ of Section 15, Township 19 South, Range 2 East, Shelby County, Alabama.

**THIS DEED IS NOT TO BE IN EFFECT UNTIL:** 4/29/10

**Subject** to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated July 17, 2009 and recorded on August 5, 2009 in Instrument 20090805000301010.

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 July 27, 2009 and recorded on November 13, 2009 in Instrument 20091113000424550.

**TO HAVE AND TO HOLD** to the said **Matt Finn and Memory Finn**, 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 27 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: Angelita 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 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 April 27, 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 27 day of April 2010.

LINDA W JACKSON  
NOTARY PUBLIC  
ALABAMA  
STATE AT LARGE

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