

011- 600172

SPECIAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF Shelby
GRANTEE'S ADDRESS:
David Rodriguez Jr.
968 Kent Dairy Rd.
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 Thirty-nine Thousand and Five No/100 Dollars (\$39,005.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto **David Rodriguez Jr., a married man** 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: A parcel of land situated in the NW ¼ of the NW ¼ of Section 15, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: Commence at the NW corner of Section 15, Township 21 South, Range 3 West; thence in an Easterly direction along the Northerly boundary of said section a distance of 519.20 feet measured, (531.46 foot Deed) to a point lying on the Southerly right of way line of Shelby County Highway No. 26 (80 foot right of way), said point being the point of beginning; thence S 89 degrees 28 minutes 41 seconds E along said right of way line a distance of 157.00 feet; thence S 2 degrees 05 minutes 51 seconds W leaving said right of way line a distance of 219.71 feet measured, (219.48 foot map); thence N 89 degrees 25 minutes 08 seconds W a distance of 143.98 feet; thence N 1 degree 18 minutes 02 seconds W a distance of 219.59 feet to the point of beginning.

THIS DEED IS NOT TO BE IN EFFECT UNTIL: 5/11/10

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 20091125000437580.

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 13, 2009 and recorded on January 22, 2010 in Instrument 20100122000021690.

TO HAVE AND TO HOLD to the said **David Rodriguez 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 7 day of May, 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

Shelby County, AL 05/17/2010

State of Alabama

Deed Tax : \$39.50

By:

Angeletha Harris
Angeletha 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 Angeletha 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 MAY 7, 2010, by virtue of the authority vested in him/her by the delegation of authority published at 70 FR 43771 (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 7 day of MAY 2010.

LINDA W JACKSON
NOTARY PUBLIC
ALABAMA
STATE AT LARGE

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

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