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Shelby Cnty Judge of Probate, AL
06/22/2010 11:41:28 AM FILED/CERT

011- 587005

SPECIAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF Shelby
GRANTEE'S ADDRESS:
Thy Nguyen
6109 Terrace Hills Dr.
Birmingham, AL 35242

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 Seventy-five Thousand and One Hundred five No/100 Dollars (\$175,105.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto **Thy Nguyen, an unmarried woman**, in fee simple, together with every right of reversion, the following described real property situated in the County of Shelby, State of Alabama:

Lot 27, according to the final record plat of Greystone Farms, Terrace Hills, as recorded in Map Book 24, Page 54, in the Probate Office of Shelby County, Alabama.

Together with the non-exclusive easement to use the private Roadways, common areas and Hugh Daniel Drive, all as more particularly described in the Greystone Farms Declaration of Covenants, conditions and restrictions recorded in Instrument No. 1995-16401, in the Probate Office of Shelby County, Alabama.

THIS DEED IS NOT TO BE IN EFFECT UNTIL: 6/4/10

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated August 27, 2009 and recorded on November 19, 2009 in Deed Book 20091119000431730 Page 1-2.

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 September 10, 2009 and recorded on March 15, 2010 in Deed Book 20100315000074370 Page 1-2.

TO HAVE AND TO HOLD to the said **Thy Nguyen**, 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 4 day of June, 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: [Signature]
HUD Delegated Authority

STATE OF ALABAMA
COUNTY OF Calhoun

I, [Signature], a Notary Public in and for said County in said State, do hereby certify that [Signature], 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 June 4, 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 4 day of June 2010.

[Signature]
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