



20100723000235490 1/2 \$16.00  
Shelby Cnty Judge of Probate, AL  
07/23/2010 01:52:36 PM FILED/CERT

**INVESTOR NUMBER: 011-524621-3-703**

**U.S. BANK HOME MORTGAGE      LOAN NO. 7892511018**

**MORTGAGOR(S): JOSEPH P. NICKLES AND MICHELE L. NICKLES**

THIS INSTRUMENT PREPARED BY:

Colleen McCullough  
Sirote & Permutt, P.C.  
2311 Highland Avenue South  
P. O. Box 55727  
Birmingham, AL 35255-5727

STATE OF ALABAMA      )

COUNTY OF SHELBY      )

**SPECIAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the undersigned Grantor, **U.S. Bank, N.A.**, does hereby grant, bargain, sell, and convey unto Grantee, **The Secretary of Housing and Urban Development, his Successors and Assigns**, the following described real estate situated in the County of Shelby, State of Alabama, to-wit:

Lot 401, according to the Survey of Final Plat Stage Coach Tract  
Sector, 4, as recorded in Map Book 30, Page 45, in the Probate  
Office of Shelby County, Alabama.

TO HAVE AND TO HOLD, the above-described property together with all and singular the tenements, hereditaments, and appurtenances thereupon belonging or in any wise appertaining unto the said Grantee, its successors and assigns, forever.

IT IS EXPRESSLY UNDERSTOOD AND AGREED by and between the parties hereto that this conveyance is subject to any outstanding rights of redemption from foreclosure sale, and that this deed contains no warranty except against the acts of the said Grantor, and all persons claiming by, through, or under it.

IN WITNESS WHEREOF, U.S. BANK, N.A., a corporation, has caused this conveyance to be executed by Ken Stewart, its VP, who is duly authorized, on the 6 day of July, 2010.

U.S. BANK, N.A.

By:

Its: Kim Stewart

[AFFIX SEAL]

STATE OF KY

COUNTY OF Daviess

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Kim Stewart, whose name as Vice President of U.S. BANK, N.A., a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 6 day of July, 2010.

Jessica A. Roberts  
Notary Public

My Commission Expires: 9-11-13

