

011- 545546

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA  
COUNTY OF Shelby  
GRANTEE'S ADDRESS:  
Jessica Flournoy  
208 Meriweather Ln  
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 Sixty-eight Thousand and One Hundred Five No/100 Dollars (\$68,105.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto **Jessica Flournoy, 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 55, according to the Survey of Meriweather, Sector1, as recorded in Map Book 24, Page 46, in the Office of the Judge of Probate of Shelby County, Alabama.

**THIS DEED IS NOT TO BE IN EFFECT UNTIL:** 8/18/10

**Subject** to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated April 28, 2009 and recorded on May 14, 2009 in Instrument 20090514000181380.

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 10, 2009 and recorded on December 11, 2009 in 20091211000455940.

**TO HAVE AND TO HOLD** to the said **Jessica Flournoy**, 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 17 day of August, 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: Angeletta Harris  
Angeletta Harris  
HUD Delegated Authority

STATE OF ALABAMA  
COUNTY OF Calhoun

I, undersigned, Angeletta Harris, a Notary Public in and for said County in said State, do hereby certify that Angeletta 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 August 17, 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 17 day of August, 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