

011-495853

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA  
COUNTY OF Shelby  
GRANTEE'S ADDRESS:  
James Rawls  
1085 Village Trail  
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 Seventy One Thousand and Nine Hundred No/100 Dollars (\$71,900.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto **James Rawls, 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:

Lot 352, according to the Survey of Waterford Village-Sector 1, as recorded in Map Book 27, Page 100, in the Probate Office of Shelby County, Alabama.

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

**Subject** to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated March 12, 2010 and recorded on April 1, 2010 in Instrument 2010040100097170

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 March 15, 2010 and recorded on April 21 2010 in Instrument 20100421000121080.

**TO HAVE AND TO HOLD** to the said **James Rawls**, 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 14th day of October, 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, 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 Oct 14, 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 14 day of Oct 2010.

Shaun Donovan  
NOTARY PUBLIC  
My Commission Expires: 3 30-13

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

  
20101022000354420 1/1 \$84.00  
Shelby Cnty Judge of Probate, AL  
10/22/2010 01:43:44 PM FILED/CERT

Shelby County, AL 10/22/2010  
State of Alabama  
Deed Tax : \$72.00