

20110120000020820 1/1 \$69.00  
Shelby Cnty Judge of Probate, AL  
01/20/2011 10:42:47 AM FILED/CERT

011-563280

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA  
COUNTY OF Shelby  
GRANTEE'S ADDRESS:  
Western Properties, LLC  
1002 Hillsboro Lane  
Helena, AL 35080

**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 Fifty Six Thousand and Seven Hundred Fifty No/100 Dollars (\$56,750.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto **Western Properties, LLC.**, in fee simple, together with every right of reversion, the following described real property situated in the County of Shelby, State of Alabama:

Lot 6, Block 4, according to a resurvey of Block 4, of a Resurvey of Breckenridge Park, as recorded in Map Book 9, Page 150, in the Office of the Judge of Probate of Shelby County, Alabama.

**THIS DEED IS NOT TO BE IN EFFECT UNTIL:** 1/14/11

**Subject** to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated March 23, 2010 and recorded on April 1, 2010 in Instrument 20100401000096940.

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 July 21, 2010 and recorded on July 23, 2010 in Instrument 20100723000235440.

**TO HAVE AND TO HOLD** to the said **Western Properties, LLC.**, 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 13 day of JAN, 20 11.

Shelby County, AL 01/20/2011  
State of Alabama  
Deed Tax: \$57.00

SHAUN DONOVAN  
SECRETARY OF HOUSING AND  
URBAN DEVELOPMENT  
By PEMCO, Management and Marketing  
Contractor for HUD-State of Alabama

By: [Signature]  
Designated Signatory for PEMCO

STATE OF GA  
COUNTY OF FULTON

I, undersigned, a Notary Public in and for said County in said State, do hereby certify that Shannon J. Judd, 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 JAN 13, 20 11, 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 13 day of JAN, 20 11.

[Signature]  
NOTARY PUBLIC  
My Commission Expires: 12/21/2013

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