

011-591774

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA  
COUNTY OF Shelby  
PROPERTY ADDRESS:  
Julie Sprouse and Christopher Sprouse  
451 Sunset Lake Circle  
Chelsea, AL 35043

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 Eighty Two Thousand and No/100 Dollars (\$182,000.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto **Julie Sprouse and Christopher Sprouse**, in fee simple, together with every right of reversion, the following described real property situated in the County of Shelby, State of Alabama:

Lot 33, according to the Final Plat of Sunset Lake, Phase 5, as recorded in Map Book 35, Page 39, in the Probate Office of Shelby County, Alabama.

THIS DEED IS NOT TO BE IN EFFECT UNTIL: 3/21/11

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated May 11, 2010 and recorded on June 11, 2010 in Instrument # 20100611000186930.

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 August 18, 2010 and recorded on September 23, 2010 in Instrument # 20100923000313130

TO HAVE AND TO HOLD to the said **Julie Sprouse and Christopher Sprouse**, 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<sup>th</sup> day of March, 2011.

SHAUN DONOVAN  
SECRETARY OF HOUSING AND  
URBAN DEVELOPMENT  
By Ofori & Associates, P.C. of Atlanta, GA  
Management and Marketing Contractor  
For HUD-State of Alabama

By: *Jamie Simes*  
Jamie Simes  
HUD Delegated Authority

As HUD's  
Designated Agent

STATE OF Georgia  
COUNTY OF Fulton

I, undersigned, a Notary Public in and for said County in said State, do hereby certify that Jamie Simes, 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 March 17, 2011, by virtue of the authority vested in him/her by the delegation of authority published at FR-4837-D-57 (July 25, 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<sup>th</sup> day of March 2011.

*Basil Beckford*  
NOTARY PUBLIC  
My Commission Expires: \_\_\_\_\_

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



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Shelby Cnty Judge of Probate, AL  
03/23/2011 11:23:51 AM FILED/CERT

