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Shelby Cnty Judge of Probate, AL
04/22/2011 01:55:45 PM FILED/CERT

011-604826

SPECIAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY
PROPERTY ADDRESS:
Western Properties, LLC
201 Creek Stone 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 Thousand and No/100 Dollars (\$70,000.00), 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 100, according to the Final Plat of Stonecreek Phase I, as recorded in Map Book 32, Page 92, in the Probate Office of Shelby County, Alabama.

THIS DEED IS NOT TO BE IN EFFECT UNTIL: 4/18/11

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated June 15, 2010 and recorded on June 23, 2010 in Deed Book 2010 Page 198720.

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 25, 2010 and recorded on August 26, 2010 in Deed Book 2010 Page 275820.

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 17 day of Apr, 20 11.

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

By: [Signature]

EARL L JUDG

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 EARL L JUDG, 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 April 13, 20 11, 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 13 day of Apr, 20 11.

NICHOLAS A. RICE
FULTON COUNTY, GEORGIA
NOTARY PUBLIC
THIS INSTRUMENT NOTED BY: Rick P. Jones
MY COMMISSION EXPIRES
FEBRUARY 7TH, 2015

[Signature]
NOTARY PUBLIC

My Commission Expires: 4/7/2015

7088 Sydney Curve, Montgomery, AL 36117

Shelby County, AL 04/22/2011
State of Alabama
Deed Tax: \$70.00