

011-582436

SPECIAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY
PROPERTY ADDRESS:
Sandra Alliston
1129 Dearing Downs
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 One Hundred Thousand and No/100 Dollars (\$100,000.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto **Sandra Alliston**, in fee simple, together with every right of reversion, the following described real property situated in the County of Shelby, State of Alabama:

Lot 16, according to the survey of Dearing Downs, as recorded in Map Book 6, Page 136, in the Probate Office of Shelby County, Alabama.

THIS DEED IS NOT TO BE IN EFFECT UNTIL: 5/6/11

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated June 29, 2010 and recorded on July 8, 2010 in Deed Book 2010 Page 217350.

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 November 12, 2010 and recorded on January 7, 2011 in Deed Book 2010 Page 8430.

TO HAVE AND TO HOLD to the said **Sandra Alliston**, 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 2 day of May, 2011.

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

By: [Signature]
EARL J. JUD
Designated Signatory for PEMCO

STATE OF GEORGIA
COUNTY OF Fulton

I, undersigned, a Notary Public in and for said County in said State, do hereby certify that EARL J. JUD, 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 May 2, 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 2 day of May, 2011.

[Signature]
NOTARY PUBLIC
My Commission Expires: 2/7/2015

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



NICHOLAUS A. RICE
FULTON COUNTY, GEORGIA
NOTARY PUBLIC
MY COMMISSION EXPIRES
FEBRUARY 7TH, 2015

20110512000142960 1/1 \$112.00
Shelby Cnty Judge of Probate, AL
05/12/2011 03:04:21 PM FILED/CERT

Shelby County, AL 05/12/2011
State of Alabama
Deed Tax: \$100.00