

011-536385

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA  
COUNTY OF SHELBY  
PROPERTY ADDRESS:  
Western Properties, LLC, Company  
131 Flagstone Lane  
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 Sixty Four Thousand Three Hundred Sixty Two No/100 Dollars (\$64,362.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto Western Properties, LLC, Company, in fee simple, together with every right of reversion, the following described real property situated in the County of Shelby, State of Alabama:

**Lot 146, according to the Survey of Camden Cove, Sector 1, as recorded in Map Book 25, Page 33, in the Probate Office of Shelby County, Alabama.**

THIS DEED IS NOT TO BE IN EFFECT UNTIL: 5/12/11

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 12, 2010 in Deed Book 2010 Page 219410.

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 6, 2010 and recorded on August 10, 2010 in Deed Book 2010 Page 256160.

TO HAVE AND TO HOLD to the said Western Properties, LLC, Company, 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 6<sup>th</sup> day of May, 2011.

SHAUN DONOVAN  
SECRETARY OF HOUSING AND  
URBAN DEVELOPMENT  
By HomeTelos, LP  
AM Contractor for HUD-State of Alabama

HomeTelos, LP as Asset Manager  
Contractor for C-OPC-23637  
By: Bonnie Losurdo  
For HUD by: Bonnie Losurdo  
HUD Delegated Authority  
Bonnie Losurdo, Project Manager


STATE OF TENNESSEE  
COUNTY OF Davidson

I, undersigned, a Notary Public in and for said County in said State, do hereby certify that Bonnie Losurdo, 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 6<sup>th</sup>, 2011, by virtue of the authority vested in him/her by the delegation of authority published at Federal Register Notice 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 6 day of May, 2011.

Angellique M. Lawson  
NOTARY PUBLIC  
My Commission Expires: Sept 10, 2011

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

  
20110518000149410 1/1 \$76.50  
Shelby Cnty Judge of Probate, AL  
05/18/2011 03:25:56 PM FILED/CERT

