

011-578122

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA  
COUNTY OF Shelby  
PROPERTY ADDRESS:  
Scott Elder  
142 Chesser Loop Road  
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 Thirty Eight Thousand and No/100 Dollars (\$138,000.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto **Scott Elder**, in fee simple, together with every right of reversion, the following described real property situated in the County of Shelby, State of Alabama:

Lot 142, according to the Amended Map of Cottages at Chesser, Phase II, as recorded in Map Book 38, page 49 in the Probate Office of Shelby County, Alabama. Together with the nonexclusive easement to use the Common Areas as more particularly described in the Cottages at Chesser Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20040511000248910 in the Probate Office of Shelby County, Alabama, as may be amended from time to time (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

THIS DEED IS NOT TO BE IN EFFECT UNTIL: 6-24-11

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated February 25, 2011 and recorded on March 9, 2011 in Instrument 20110309000078990 Page 1-3.

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 March 2, 2011 and recorded on March 21, 2011 in Instrument 20110321000089360 Page 1-3.

TO HAVE AND TO HOLD to the said **Scott Elder**, 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 24 day of June, 2011.

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

HomeTelos, LP an Asset Manager  
Contractor for HUD-20487  
By: [Signature]  
For HUD HUD Delegated Authority  
Dance Green, Assistant 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 DARICE GREEN, 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 June 24th, 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 24th day of June 2011.

[Signature]  
NOTARY PUBLIC  
My Commission Expires: Sept. 10, 2011

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

  
20110630000190060 1/1 \$15.50  
Shelby Cnty Judge of Probate, AL  
06/30/2011 12:04:08 PM FILED/CERT

Shelby County, AL 06/30/2011  
State of Alabama  
Deed Tax: \$3.50

