



20110726000216100 1/1 \$72.00  
 Shelby Cnty Judge of Probate, AL  
 07/26/2011 10:08:39 AM FILED/CERT

011-546733

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA  
 COUNTY OF SHELBY  
 PROPERTY ADDRESS:  
 Western Properties, LLC  
 133 Little John Circle  
 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 Thousand and No/100 Dollars (\$60,000.00), 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 24, according to the Final Plat of Nottingham Townhomes, as recorded in Map Book 33, Page 111, in the Probate Office of Shelby County, Alabama.

THIS DEED IS NOT TO BE IN EFFECT UNTIL: 7-15-11

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated January 4, 2011 and recorded on February 4, 2011 in Deed Book 2011 Page 38890.

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 February 10, 2011 and recorded on February 22, 2011 in Deed Book 2011 Page 60940.

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 15 day of July, 2011.

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

By: [Signature]  
Shisha Silmen  
 Designated Signatory for PEMCO

STATE OF GEORGIA  
 COUNTY OF FULTON

[Signature], undersigned, a Notary Public in and for said County in said State, do hereby certify that [Signature], 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 July 10, 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 12 day of July, 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 7<sup>TH</sup>, 2015

Shelby County, AL 07/26/2011  
 State of Alabama  
 Deed Tax: \$60.00