

011-577416

SPECIAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF Shelby
PROPERTY ADDRESS:
Peggy Lowe
2714 Braelinn Parkway
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 Forty Eight Thousand and No/100 Dollars (\$48,000.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto Peggy Lowe, A Single Woman in fee simple, together with every right of reversion, the following described real property situated in the County of Shelby, State of Alabama:

Lot 58, according to the survey of Braelinn Village, Phase III, as recorded in Map Book 14, Page 42, in the Probate Office of Shelby County, Alabama, situated in the town of Helena, Shelby county, Alabama, being situated in Shelby county, Alabama.

THIS DEED IS NOT TO BE IN EFFECT UNTIL: 7-21-11

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated November 16, 2010 and recorded on December 2, 2010 in Deed Book 2010 Page 403860.

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 January 19, 2011 and recorded on January 21, 2011 in Deed Book 2011 Page 22800.

TO HAVE AND TO HOLD to the said Peggy Lowe, A Single Woman 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 20th day of July, 2011.

SHAUN DONOVAN
SECRETARY OF HOUSING AND
URBAN DEVELOPMENT
By HomeTelos, LP
AM Contractor for HUD Senior Manager
Contractor for C-OPC-13837

For HUD by: [Signature]
By: Ron Hutchison, Senior Project Manager
HUD Delegated Authority


STATE OF TENNESSEE
COUNTY OF Davidson

I, undersigned, a Notary Public in and for said County in said State, do hereby certify that RON HUTCHISON, 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 20th, 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 20th day of July, 2011.

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

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


20110803000226150 1/1 \$60.00
Shelby Cnty Judge of Probate, AL
08/03/2011 01:13:50 PM FILED/CERT

Shelby County, AL 08/03/2011
State of Alabama
Deed Tax: \$48.00

