

011-646443

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA  
COUNTY OF SHELBY  
PROPERTY ADDRESS:  
Jackie Ray White, Jr.  
100 Willow Lake Lane  
Wilsonville, AL 35186

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 Ninety One Thousand Five Hundred No/100 Dollars (\$191,500.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto Jackie Ray White, Jr., in fee simple, together with every right of reversion, the following described real property situated in the County of Shelby, State of Alabama:

Lots 130 and 131, according to the Survey of Willow Oaks, as recorded in Map Book 38, Page 137 A, B & C, in the Probate Office of Shelby County, Alabama.

THIS DEED IS NOT TO BE IN EFFECT UNTIL: 7-22-11

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated December 14, 2010 and recorded on February 23, 2011 in Deed Book 2011 Page 62830.

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 28, 2011 and recorded on February 23, 2011 in Deed Book 2011 Page 62840.

TO HAVE AND TO HOLD to the said Jackie Ray White, Jr., 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 18th 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]  
Sasha Simon  
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 Sasha Simon, 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 18, 2011, by virtue of the authority vested in him/her by the delegation of authority published at FR-4337-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 18th 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



20110803000226250 1/1 \$17.00  
Shelby Cnty Judge of Probate, AL  
08/03/2011 01:14:00 PM FILED/CERT



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

Shelby County, AL 08/03/2011  
State of Alabama  
Deed Tax: \$5.00