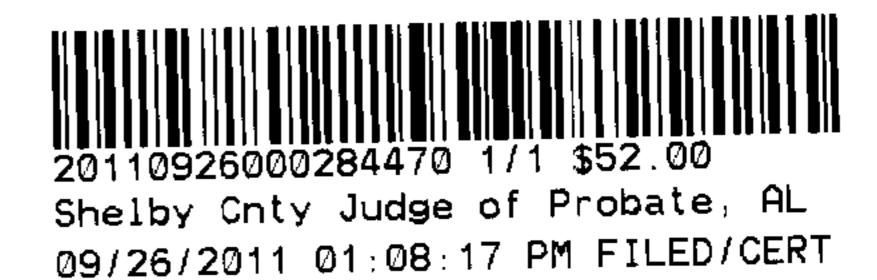
Shelby County, AL 09/26/2011 State of Alabama Deed Tax:\$40.00



011-562318

## SPECIAL WARRANTY DEED

STATE OF ALABAMA COUNTY OF Shelby PROPERTY ADDRESS: Western Properties, LLC 100 Winterhaven Drive Alabaster, AL 35007

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 Thousand and No/100 Dollars (\$40,000.00), 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 22, Block 4, according to the Survey of Bermuda Hills, Second Sector, Second Addition, as recorded in Map Book 9, Page 29, in the Probate Office of Shelby County, Alabama.

THIS DEED IS NOT TO BE IN EFFECT UNTIL: 9-22-11

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated December 6, 2010 and recorded on December 10, 2010 in Instrument # 20101210000415650.

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 5, 2011 and recorded on February 2, 2011 in Instrument # 20110201000033750.

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 14 day of September, 2011.

SHAUN DONOVAN
SECRETARY OF HOUSING AND
URBAN DEVELOPMENT
By Ofori & Associates, P.C. of Atlanta, GA
Management and Marketing Contractor
For HUD-State of Alabama

rierse

**HUD Delegated Authority** 

STATE OF GEORGIA

COUNTY OF Ful ton

I, undersigned, a Notary Public in and for said County in said State, do hereby certify that Merse, 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 September 1942, 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 19th day of September 2011.

MOTARY PUBLIC My Commission Expires:

THIS INSTRUMENT PREPARED BY: Rick Battaglia, 2008 Sydney Curve: Montgomery, AL 36117