



20110926000284480 1/1 \$14.50  
Shelby Cnty Judge of Probate, AL  
09/26/2011 01:08:18 PM FILED/CERT

011-573248

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA  
COUNTY OF Shelby  
PROPERTY ADDRESS:  
Addie Ruth Ingram  
135 Moss Stone Lane  
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 Ninety Seven Thousand and Three Hundred No/100 Dollars (\$97,000.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto **Addie Ruth Ingram**, in fee simple, together with every right of reversion, the following described real property situated in the County of Shelby, State of Alabama:

Lot 173, according to the Final Plat of Stonecreek Phase 4, as recorded in Map Book 37, Page 44, in the Probate Office of Shelby County, Alabama.

THIS DEED IS NOT TO BE IN EFFECT UNTIL: 9-19-11

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 8, 2011 in Instrument 20110308000077480 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 May 29, 2011 and recorded on June 29, 2011 in Instrument 20110629000189120 Page 1-2.

TO HAVE AND TO HOLD to the said **Addie Ruth Ingram**, 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<sup>th</sup> day of September, 20 11.

SHAUN DONOVAN  
SECRETARY OF HOUSING AND  
URBAN DEVELOPMENT  
By HomeTelos, LP  
AM/Contractor for HUD Dept of Housing  
Contractor for C-OPC-23607

For HUD by: [Signature]  
Bon Hutchinson, 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 September 15<sup>th</sup>, 20 11, 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 15<sup>th</sup> day of September 20 11.

[Signature]  
NOTARY PUBLIC  
My Commission Expires: \_\_\_\_\_

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



Shelby County, AL 09/26/2011  
State of Alabama  
Deed Tax: \$2.50