20111028000322710 1/1 \$43.00

011-553759

SPECIAL WARRANTY DEED

STATE OF ALABAMA COUNTY OF SHELBY PROPERTY ADDRESS: Richard Patton Cynthia Patton 212 Cove Place Pelham, AL 35124

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 Twenty Two Thousand Seventy Five No/100 Dollars (\$122,075.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto Richard Patton and Cynthia Patton, in fee simple, together with every right of reversion, the following described real property situated in the County of Shelby, State of Alabama:

Lot 2867, according to the Survey of Weatherly Highlands, The Cove – Sector 28, Phase I, as recorded in Map Book 27, Page 99, in the Probate Office of Shelby County, Alabama.

THIS DEED IS NOT TO BE IN EFFECT UNTIL: 10-25-11

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated October 15, 2010 and recorded on October 26, 2010 in Deed Book 2010 Page 358430.

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 October 18, 2010 and recorded on April 5, 2011 in Deed Book 2011 Page 105300.

TO HAVE AND TO HOLD to the said Richard Patton and Cynthia Patton, 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 _____ day of ______ 20_____.

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

By:

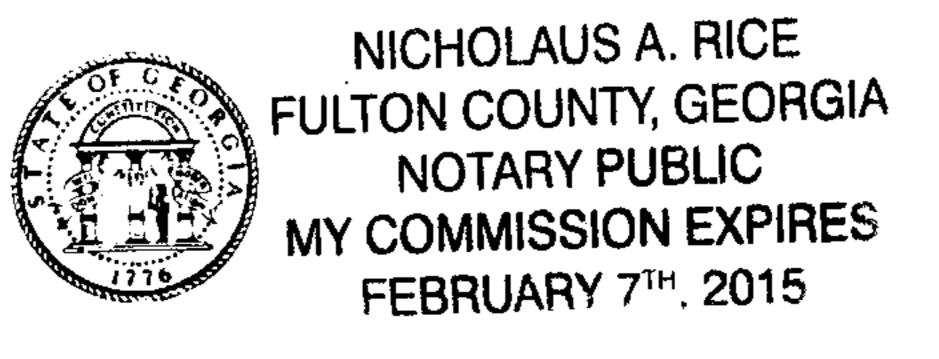
Designated Signatory for PEMCO

COUNTY OF JULY

GIVEN under my hand and official seal this 2 day of ____

NOTARY PUBLIC
My Commission Expires:

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



Shelby County, AL 10/28/2011 State of Alabama Deed Tax:\$31.00