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Shelby Cnty Judge of Probate, AL  
11/14/2011 03:26:41 PM FILED/CERT

011-580234

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA  
COUNTY OF Shelby  
PROPERTY ADDRESS:  
Britney Ferino  
101 Acorn Circle  
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 One Hundred Two Thousand and Sixty Six No/100 Dollars (\$102,066.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto **Britney Ferino**, in fee simple, together with every right of reversion, the following described real property situated in the County of Shelby, State of Alabama:

Lot 111, according to the Survey of Autumn Ridge, Second Sector, as recorded in Map Book 14, pages 16, 17 and 18, in the Probate Office of Shelby County, Alabama.

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

**Subject** to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated March 2, 2011 and recorded on March 15, 2011 in Instrument # 20110315000084620.

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 June 21, 2011 and recorded on June 30, 2011 in Instrument # 20110630000189610.

**TO HAVE AND TO HOLD** to the said **Britney Ferino**, 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 3<sup>rd</sup> day of November, 20 11.

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

By: Holly Morse  
HUD Delegated Authority

STATE OF GEORGIA  
COUNTY OF Fulton

I, undersigned, a Notary Public in and for said County in said State, do hereby certify that Holly Morse, 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 November 3, 20 11, 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 3<sup>rd</sup> day of November 20 11.

NOTARY PUBLIC MY COMMISSION EXPIRES OCTOBER 17, 2014  
My Commission Expires: \_\_\_\_\_

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

