

011-580620

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA  
COUNTY OF SHELBY  
PROPERTY ADDRESS:  
Vidhyavaathi Gurukkal  
1417 Adams Street  
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 Eighty Seven Thousand and No/100 Dollars (\$87,000.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto Vidhyavaathi Gurukkal, in fee simple, together with every right of reversion, the following described real property situated in the County of Shelby, State of Alabama:

Lot 7, Block 4, according to the Survey of Brookfield, Second Sector as recorded in Map Book 6, page 16, in the Office of the Judge of Probate of Shelby County, Alabama.

THIS DEED IS NOT TO BE IN EFFECT UNTIL: 11-30-11

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated September 14, 2010 and recorded on September 24, 2010 in Deed Book 2010 Page 314750.

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 29, 2010 and recorded on August 4, 2011 in Deed Book 2010 Page 227870.

TO HAVE AND TO HOLD to the said Vidhyavaathi Gurukkal, 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 30 day of November, 2011.

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

By: 

Designated Signatory for PEMCO

STATE OF GEORGIA  
COUNTY OF FULTON

I, Richard A. Rice, undersigned, a Notary Public in and for said County in said State, do hereby certify that Shaun Donovan, 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 30, 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 30 day of November, 2011.

  
NOTARY PUBLIC

My Commission Expires: 2/7/2015

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



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

Shelby County, AL 12/12/2011  
State of Alabama  
Deed Tax: \$4.50