

Prepared by:  
Scott V Lofranco  
MCCALLA RAYMER, LLC  
105 Tallapoosa Street, Suite 109  
Montgomery, AL 36104  
File Number: 1007955AL

Gammors

Send Property Tax Notice to:  
SECRETARY OF HOUSING  
AND URBAN  
DEVELOPMENT OF  
WASHINGTON D.C.

## **SPECIAL WARRANTY DEED**

**STATE OF ALABAMA  
COUNTY OF SHELBY**



20111221000386580 1/2 \$16.00  
Shelby Cnty Judge of Probate, AL  
12/21/2011 10:13:36 AM FILED/CERT

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of Ten Dollars (\$10.00) and other valuable considerations to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, LOANCARE A DIVISION OF FNF SERVICING INC., (hereinafter referred to as "GRANTOR"), does hereby grant, bargain, sell and convey unto SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON D.C., (hereinafter referred to as "GRANTEE"), his heirs and assigns, all right, title, interest and claim in or to the following described real estate situated in the County of Shelby, State of Alabama, to-wit:

LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS ALL THAT CERTAIN PROPERTY SITUATED IN THE COUNTY OF SHELBY, AND STATE OF ALABAMA AND BEING DESCRIBED IN A DEED DATED 06/29/2007 AND RECORDED 07/05/2007 AS INSTRUMENT NUMBER 20070705000316570 AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, AND REFERENCED AS FOLLOWS:

ALL THE FOLLOWING DESCRIBED REAL ESTATE, LYING AND BEING IN THE COUNTY OF SHELBY, STATE OF ALABAMA, TO-WIT:

LOT 61, ACCORDING TO THE SURVEY OF ROSSBURG, SECTOR II, AS RECORDED IN MAP BOOK 36, PAGE 38, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

ASSESSOR'S PARCEL NUMBER: 283050010047000

TO HAVE AND TO HOLD, the aforegranted premises to said SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON D.C., GRANTEE(S), his heirs and assigns FOREVER IN FEE SIMPLE.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except there are no liens or encumbrances outstanding against the premises conveyed herein, which were created or suffered by the undersigned and not specifically excepted herein. Property sold AS IS.

**THIS CONVEYANCE IS MADE SUBJECT TO ANY RIGHT OF REDEMPTION ARISING BY VIRTUE OF THE FORECLOSURE OF A MORTGAGE EVIDENCED BY THAT CERTAIN FORECLOSURE DEED DATED NOVEMBER 18, 2010.**



IN WITNESS WHEREOF, I have caused these present to be executed in its name and on its behalf as aforesaid, on this 21<sup>st</sup> day of MARCH, 2011.

LOANCARE A DIVISION OF FNF SERVICING  
INC.

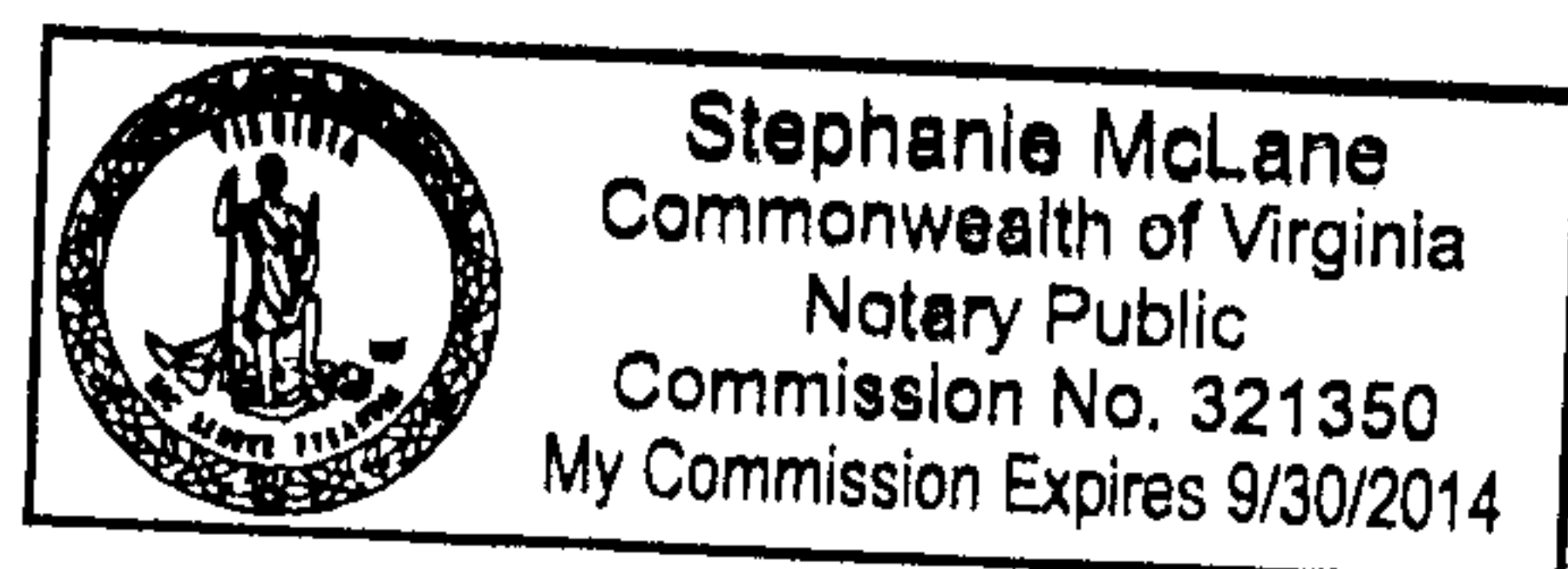
By: [Signature] (Seal)  
Name: Anthony O'Connor  
Title: Vice President

Attested: [Signature] (Seal)  
**VERONICA DAVIS**

THE STATE OF Virginia  
CITY OF Virginia Beach

I, Stephanie McLane, the undersigned Notary Public, in and for said city, in said state hereby certify that Anthony O'Connor who is Vice President of LoanCare, a Division of FNF Servicing, Inc., is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he as such officer with full authority, executed same voluntarily for and as the act of Vice President of LoanCare, a Division of FNF Servicing, Inc.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this the 21<sup>st</sup> day of MARCH, 2011



[Signature]  
NOTARY PUBLIC:

My Commission expires:

Loan# 5241617

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