

011-590524

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA  
COUNTY OF SHELBY  
PROPERTY ADDRESS:  
Grace Moore  
4153 Guilford Road  
Birmingham, AL 35242

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 Eighty Thousand and No/100 Dollars (\$180,000.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto Grace Moore, in fee simple, together with every right of reversion, the following described real property situated in the County of Shelby, State of Alabama:

Lot 134, according to the Final Record Plat of Greystone Farms, Guilford Place, Phase I, as recorded in Map Book 20, Page 105 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

THIS DEED IS NOT TO BE IN EFFECT UNTIL: January 20, 2012

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated September 20, 2011 and recorded on September 28, 2011 in Deed Book 2011 Page 286500.

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 September 29, 2011 and recorded on October 28, 2011 in Deed Book 2011 Page 322690.

TO HAVE AND TO HOLD to the said Grace Moore, 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 20 day of Jan, 20 12

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

By: [Signature]

Designated Signatory for PEMCO

STATE OF GEORGIA  
COUNTY OF Fulton

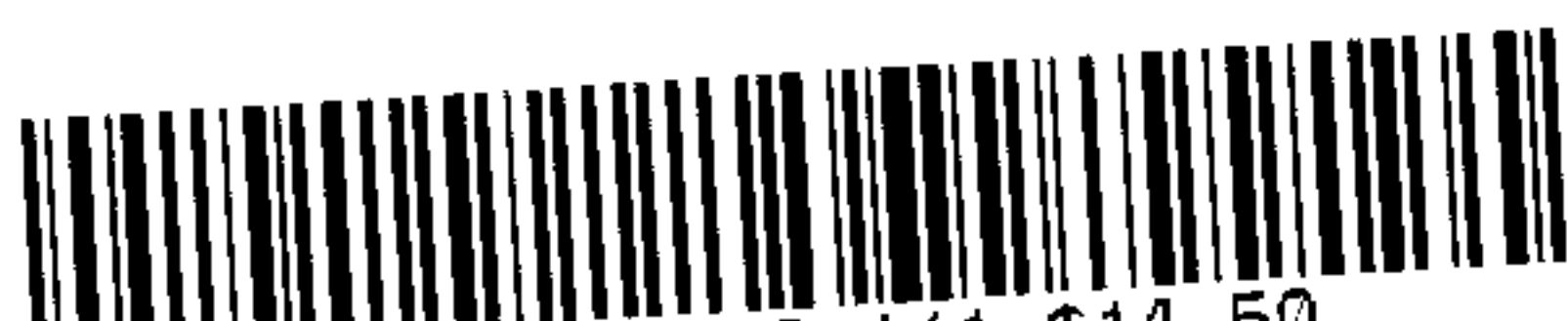
[Signature] undersigned a Notary Public in and for said County in said State, do hereby certify that [Signature] who is personally well known to me to be the duly authorized representative of the Secretary of Housing and Urban Development and the person who executed the foregoing instrument bearing the date January 20, 2012 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 20 day of Jan, 20 12

[Signature]  
NOTARY PUBLIC

My Commission Expires: 2/7/2015

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



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Shelby Cnty Judge of Probate, AL  
01/27/2012 03:09:52 PM FILED/CERT



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

Shelby County, AL 01/27/2012  
State of Alabama  
Deed Tax: \$2.50