

011-635964

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA  
COUNTY OF Shelby  
PROPERTY ADDRESS:  
Larry Hal Dyer Pierce, Jr.  
688 Highway 331  
Columbiana, AL 35051

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 Ten Thousand and No/100 Dollars (\$110,000.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto **Larry Hal Dyer Pierce, Jr.**, in fee simple, together with every right of reversion, the following described real property situated in the County of Shelby, State of Alabama:

All that parcel of land in Shelby County, State of Alabama, as more fully described in Deed Instrument # 2008/1014000404460, ID # 221120000003.001, being known and designated as a parcel of land located in the North half of the South Half of the southwest quarter of the Southwest quarter of Section 12, Township 12 South, Range 2 West, Shelby County, Alabama, more particularly described as follows:  
Commence at the Southwest corner of said quarter-quarter section, thence in a northerly direction along the West line of said quarter-quarter section a distance of 329.82 feet to the point of beginning, thence continue along last described course a distance of 329.82 feet, thence 90 degrees 20 minutes 30 seconds right in an easterly direction a distance of 641.65 feet, thence 89 degrees 48 minutes 40 seconds right in a southerly direction a distance of 328.82 feet, thence 90 degrees 11 minutes 20 seconds right in a westerly direction a distance of 640.77 feet to the point of beginning.  
By fee simple deed from B Allen Short and Debra F Short, husband and wife as set forth in Instrument # 20081014000404460 dated 06/25/2008 and recorded 10/14/2008/, Shelby County records, State of Alabama


THIS DEED IS NOT TO BE IN EFFECT UNTIL: January 18, 2012

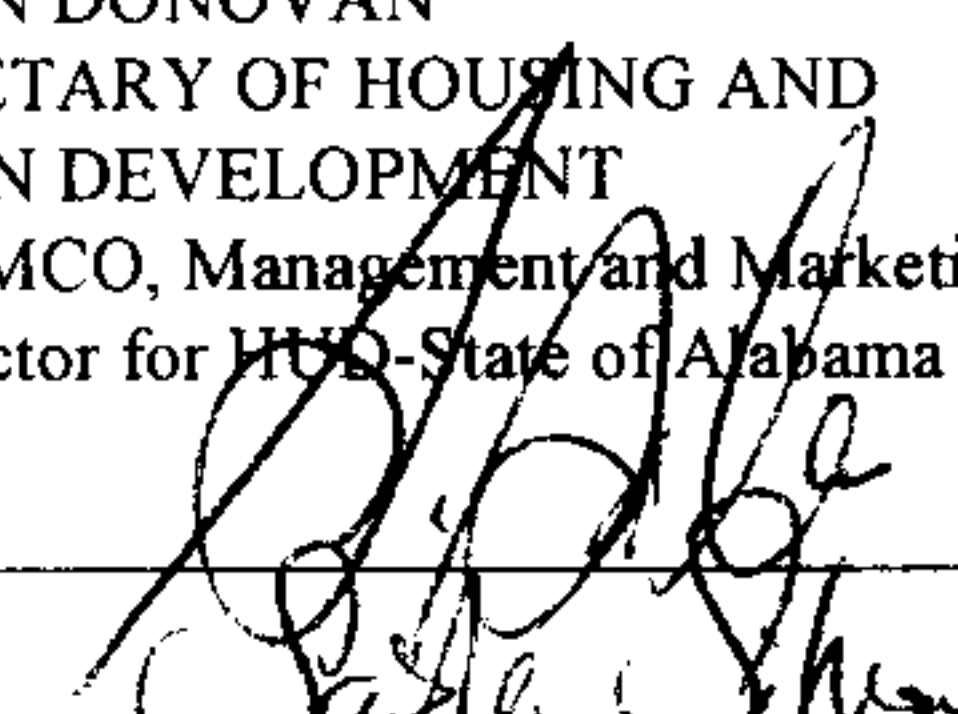
Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated April 16, 2010 and recorded on May 4, 2010 in Instrument # 20100504000136140.

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 3, 2011 and recorded on October 06, 2011 in Instrument # 20111006000298420.

TO HAVE AND TO HOLD to the said **Larry Hal Dyer Pierce, Jr.**, 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 17 day of Jan, 2012.

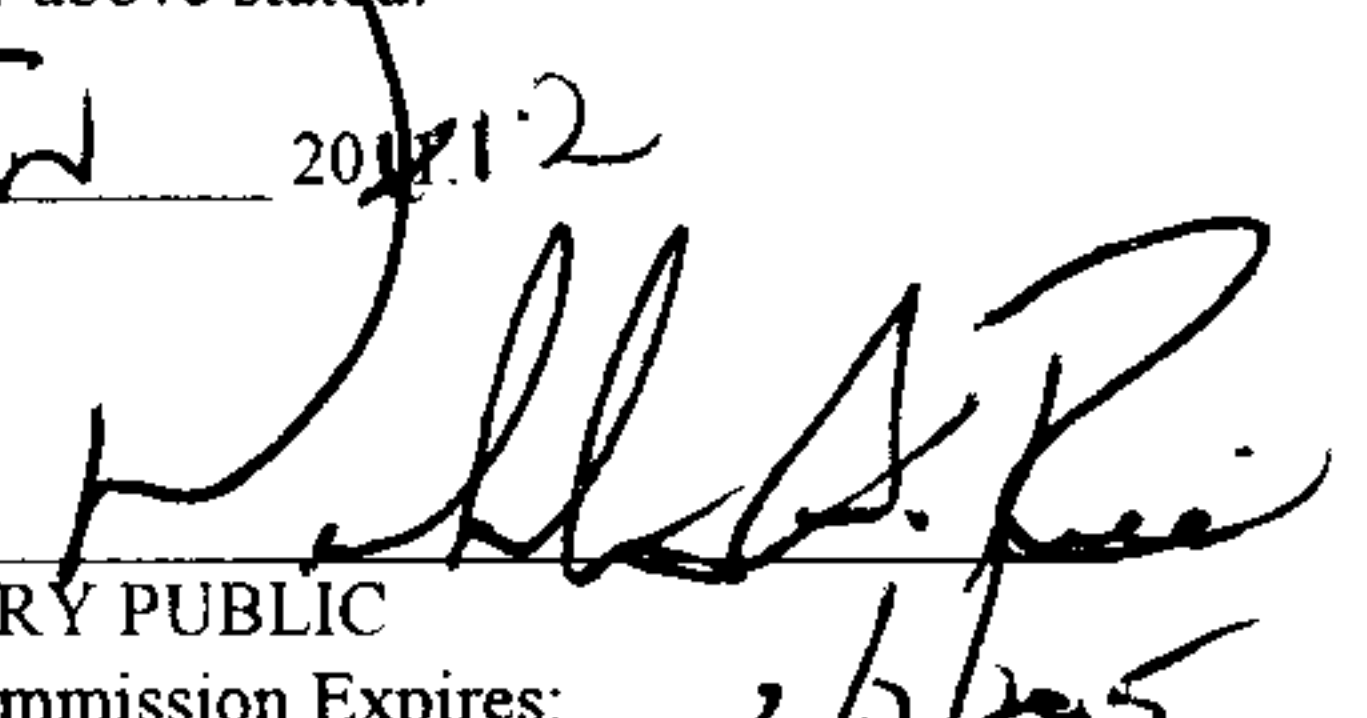
  
20120127000032580 1/1 \$122.00  
Shelby Cnty Judge of Probate, AL  
01/27/2012 03:09:54 PM FILED/CERT

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, 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 January 17, 2012 by virtue of the authority vested in him/her by the delegation of authority published at FR-4837-0-57 (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 17 day of Jan, 2012

  
NOTARY PUBLIC  
My Commission Expires: 2/7/2015

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

Shelby County, AL 01/27/2012  
State of Alabama  
Deed Tax: \$110.00



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