

011- 449250

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA  
COUNTY OF Shelby  
PROPERTY ADDRESS:  
Western Properties, LLC  
140 Rocky Ridge Dr.  
Helena, AL 35080

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 Fifty three thousand seven hundred twenty five and No/100 Dollars (\$53,725.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto Western Properties, LLC, in fee simple, together with every right of reversion, the following described real property situated in the County of Shelby, State of Alabama:

Lot 11, according to the Survey of Rocky Ridge Townhomes, Phase One, as recorded in map Book 22, Page 132, in the Probate Office of Shelby County, Alabama.

THIS DEED IS NOT TO BE IN EFFECT UNTIL: January 10, 2012

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated January 18, 2011 and recorded on January 28, 2011 in Deed Book 2011 Page 30290.

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 January 24, 2011 and recorded on October 14, 2011 in Deed Book 2011 Page 305810.

TO HAVE AND TO HOLD to the said Western Properties, LLC, 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 5 day of January, 2012

SHAUN DONOVAN  
SECRETARY OF HOUSING AND  
URBAN DEVELOPMENT  
By HomeTelos, LP  
HomeTelos, LP is a Licensed Manager  
Contractor for C-OF C-23837

For HUD by Ron Hutchison  
Ron Hutchison, Senior Project Manager

HUD Delegated Authority

STATE OF TENNESSEE  
COUNTY OF Davidson

I, undersigned, a Notary Public in and for said County in said State, do hereby certify that RON HUTCHISON, 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 5, 2012 by virtue of the authority vested in him/her by the delegation of authority published at Federal Register Notice 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 5 day of January, 2012

Ron Hutchison  
NOTARY PUBLIC

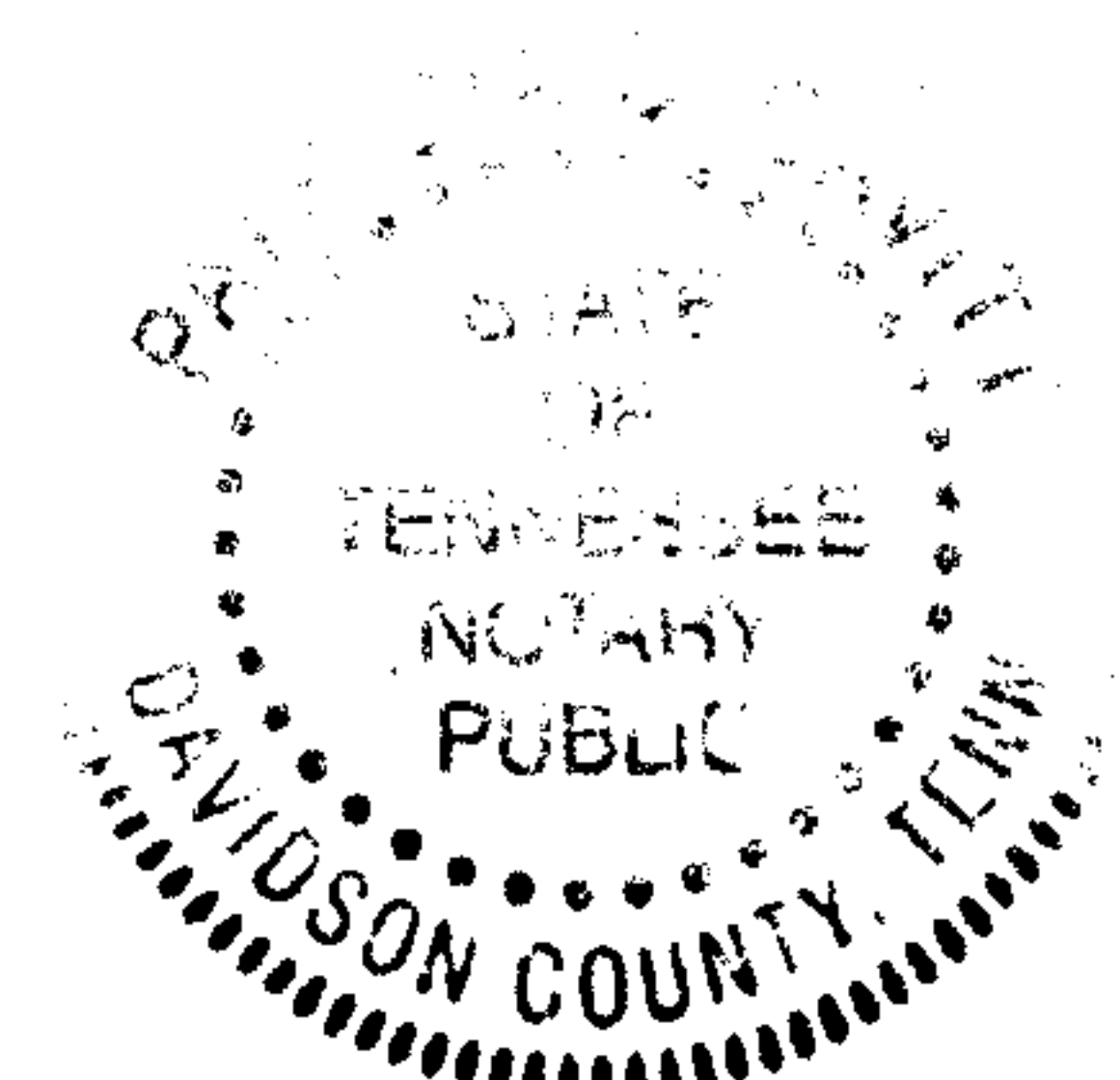
My Commission Expires: \_\_\_\_\_

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



20120127000032590 1/1 \$66.00  
Shelby Cnty Judge of Probate, AL  
01/27/2012 03:09:55 PM FILED/CERT

Shelby County, AL 01/27/2012  
State of Alabama  
Deed Tax: \$54.00



My Commission Expires JULY 7, 2014