

20120301000072510 1/1 \$13.00
Shelby Cnty Judge of Probate, AL
03/01/2012 11:23:06 AM FILED/CERT

011- 506856

SPECIAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY
PROPERTY ADDRESS:
Hale Empowerment &
Revitalization Organization, Inc
217 Bentmoor Lane
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 Sixty Seven Thousand Five Hundred and No/100 Dollars (\$67,500.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto Hale Empowerment & Revitalization Organization, Inc, in fee simple, together with every right of reversion, the following described real property situated in the County of Shelby, State of Alabama:

Lot 1104, according to the map of First Addition, Old Cahaba, Phase III, recorded in Map Book 28, Page 133, in the Office of the Judge of Probate of Shelby County, Alabama.

THIS DEED IS NOT TO BE IN EFFECT UNTIL: February 29, 2012

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated February 21, 2006 and recorded on March 17, 2006 in Instrument #20060317000125200.

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 30, 2006 and recorded on April 13, 2006 in Instrument #20060413000171900.

TO HAVE AND TO HOLD to the said Hale Empowerment & Revitalization Organization, Inc, 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 27 day of February, 2012

SHAUN DONOVAN
SECRETARY OF HOUSING AND
URBAN DEVELOPMENT
By Ofori & Associates, P.C. of Atlanta, GA
Management and Marketing Contractor
For HUD-State of Alabama

By: Joaquina Shaw
Joaquina Shaw
HUD Delegated Authority

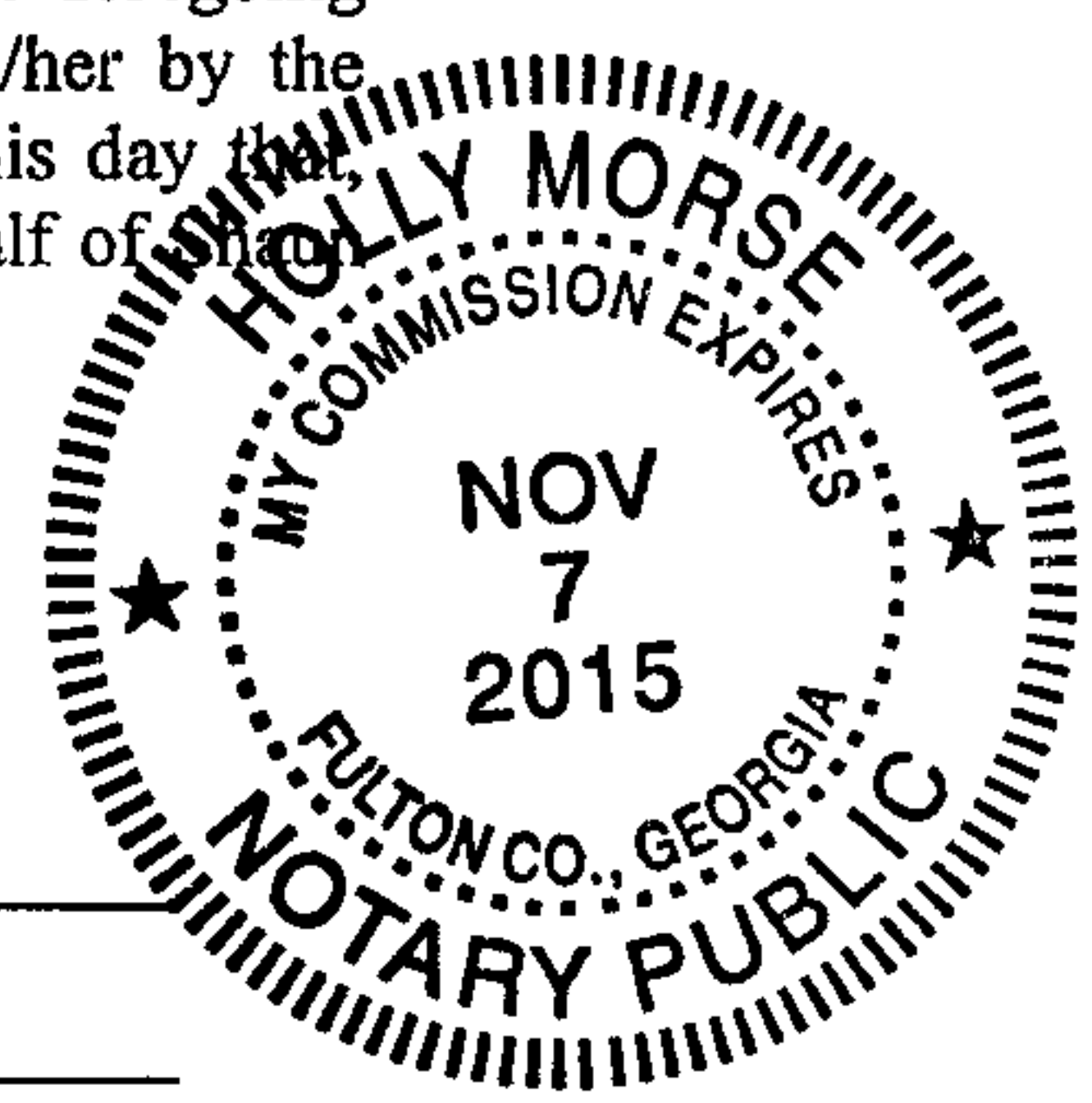
NOTARY PUBLIC

STATE OF GEORGIA
COUNTY OF Fulton

I, undersigned, a Notary Public in and for said County in said State, do hereby certify that Joaquina Shaw, 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 February 27, 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 27 day of February 2012.

Holly Morse
NOTARY PUBLIC
My Commission Expires: _____



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