

011-547763

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA  
COUNTY OF Shelby  
PROPERTY ADDRESS:  
Tracy L. Cooper  
113 Roszburg Drive  
Calera, AL 35040

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 Ninety Two Thousand and Two Hundred Eighty Eight No/100 Dollars (\$92,288.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto Tracy L. Cooper, individual, in fee simple, together with every right of reversion, the following described real property situated in the County of Shelby, State of Alabama:

Lot 83, according to the Survey of Roszburg, Sector 1, as recorded in Map Book 35, Page 124, in the Probate Office of Shelby County; Alabama; being situated in Shelby County, Alabama.

THIS DEED IS NOT TO BE IN EFFECT UNTIL: 2-24-12

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated November 7, 2011 and recorded on November 14, 2011 in Instrument # 20111114000341760.

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 November 22, 2011 and recorded on December 28, 2011 in Instrument #20111228000391370.

TO HAVE AND TO HOLD to the said Tracy L. Cooper, 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 21 day of February, 2012.

SHAUN DONOVAN  
SECRETARY OF HOUSING AND  
URBAN DEVELOPMENT  
By HomeTelos, LP  
AM Contractor for HUD-State of Alabama  
HomeTelos, LP as Asset Manager  
Contractor for C-OPC-23637

For HUD by: Ron Hutchison  
Ron Hutchison, Senior Project Manager  
HUD Delegated Authority

STATE OF TENNESSEE  
COUNTY OF Davidson

I, RON HUTCHISON, 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 February 21, 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 21 day of February, 2012

Shawn Carl  
NOTARY PUBLIC  
My Commission Expires: \_\_\_\_\_

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

