

011-493567

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA  
COUNTY OF Shelby  
PROPERTY ADDRESS:  
Jamie Parker  
168 Churchill Drive  
Maylene, AL 35114

**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 **Jamie Parker**, in fee simple, together with every right of reversion, the following described real property situated in the County of Shelby, State of Alabama:

Lot 227 according to the Survey of Cedar Grove at Sterling Gate, Sector 2, Phase 5 as recorded in Map Book 28, Page 91, Shelby County, Alabama records.

**THIS DEED IS NOT TO BE IN EFFECT UNTIL:** March 13, 2012

**Subject** to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated September 27, 2011 and recorded on October 4, 2011 in Instrument #20111004000293280.

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 24, 2011 in Instrument # 20111024000317440.

**TO HAVE AND TO HOLD** to the said **Jamie Parker**, 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 9 day of March, 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

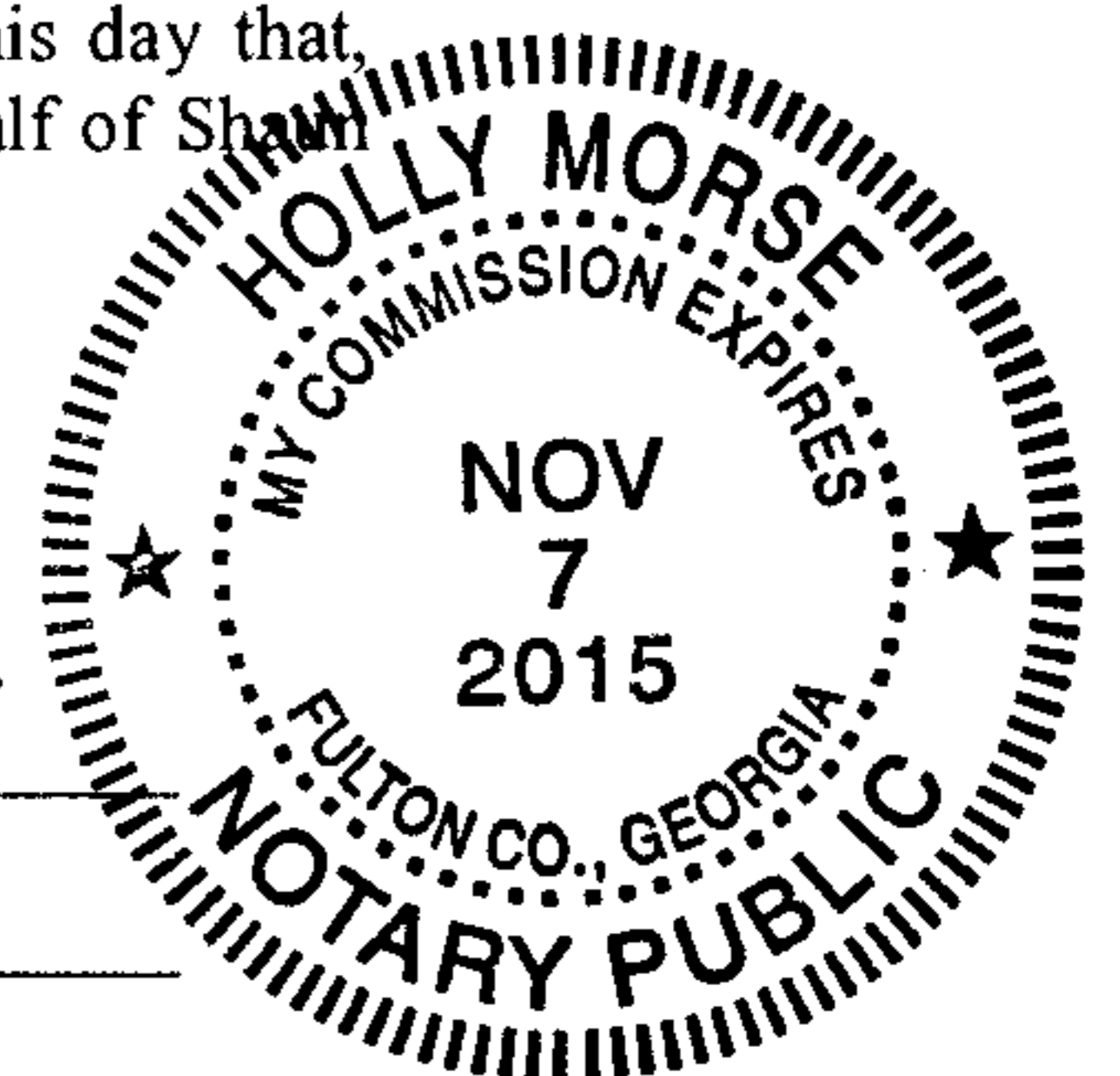
By: Joaquima Shaw  
HUD Delegated Authority

STATE OF GEORGIA  
COUNTY OF Fulton

I, undersigned, a Notary Public in and for said County in said State, do hereby certify that Joaquima 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 March 9, 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 9 day of March, 2012.

Holly Morse  
NOTARY PUBLIC  
My Commission Expires: \_\_\_\_\_



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

20120321000098080 1/1 \$13.00  
Shelby Cnty Judge of Probate, AL  
03/21/2012 03:29:36 PM FILED/CERT