

011-642536

SPECIAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF Shelby
PROPERTY ADDRESS:
Deborah H. Sweat
209 Rossburg 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 Seventy Seven Thousand and One Hundred No/100 Dollars (\$77,100.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto Deborah H. Sweat, a single person, in fee simple, together with every right of reversion, the following described real property situated in the County of Shelby, State of Alabama:

LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS ALL THAT CERTAIN PROPERTY SITUATED IN THE COUNTY OF SHELBY, AND STATE OF ALABAMA AND BEING DESCRIBED IN A DEED DATED 06/29/2007 AND RECORDED 07/05/2007 AS INSTRUMENT NUMBER 20070705000316570 AMONG THE LANE RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, AND REFERENCED AS FOLLOWS;

ALL THE FOLLOWING DESCRIBED REAL ESTATE, LYING AND BEING IN THE COUNTY OF SHELBY, STATE OF ALABAMA, TO-WIT;

LOT 61, ACCORDING TO THE SURVEY OF ROSSBURG, SECTOR II, AS RECORDED IN MAP BOOK 36, PAGE 38, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

ASSESSOR'S PARCEL NUMBER; 283050010047000

THIS DEED IS NOT TO BE IN EFFECT UNTIL: March 16, 2012

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated November 18, 2010 and recorded on April 12, 2011 in Instrument #20110412000112800.

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 March 21, 2011 and recorded on December 21, 2011 in Instrument #20111221000386580.

TO HAVE AND TO HOLD to the said Deborah H. Sweat, 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 14 day of March, 2012



20120321000098120 1/1 \$28.50
Shelby Cnty Judge of Probate, AL
03/21/2012 03:29:40 PM FILED/CERT

SHAUN DONOVAN
SECRETARY OF HOUSING AND
URBAN DEVELOPMENT
By PEMCO, Management and Marketing
Contractor for HUD-State of Alabama

By: Tiffany Ausley
Tiffany Ausley
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 Tiffany Ausley, 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 14, 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 14 day of MARCH, 2012.

[Signature]
NOTARY PUBLIC
My Commission Expires: 2/7/2015

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

Shelby County, AL 03/21/2012
State of Alabama
Deed Tax: \$16.50



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