

011-572598

SPECIAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY
PROPERTY ADDRESS:
Justin Kent Porter
171 Highway 4
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 Nineteen Thousand and Two Hundred No/100 Dollars (\$19,200.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto Justin Kent Porter, in fee simple, together with every right of reversion, the following described real property situated in the County of Shelby, State of Alabama:

Commence at the Northwest corner of the Southwest quarter of the Southwest quarter of Section 11, Township 24 South, Range 13 East and run South along the West line of said Section 11 a distance of 145.00 feet; thence turn 83 degrees 33 minutes 55 seconds left and 235.92 feet to the point of beginning; thence turn 89 degrees 58 minutes 35 seconds left and run 175.57 feet; thence turn 90 degrees 00 minutes 07 seconds right and run 180.00 feet; thence turn 89 degrees 59 minutes 53 degrees right and run 100.08 feet; thence turn 00 degrees 01 minute 42 seconds right and run 149.44 feet; thence turn 89 degrees 58 minutes 25 seconds right and run 179.93 feet; thence turn 89 degrees 58 minutes 53 seconds right and run 74.43 feet to the point of beginning. Situated in Shelby County, Alabama.

THIS DEED IS NOT TO BE IN EFFECT UNTIL: April 3, 2012

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated November 6, 2009 and recorded on November 24, 2009 in Deed Book 2009 Page 435820.

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 10, 2010 and recorded on December 22, 2011 in Deed Book 2011 Page 387790.

TO HAVE AND TO HOLD to the said Justin Kent Porter, 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 30 day of March 2012.

Shelby County, AL 04/18/2012
State of Alabama
Deed Tax: \$19.50

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

By: 

Designated Signatory for PEMCO

STATE OF GEORGIA
COUNTY OF Fulton

I, Nicholaus A. Rice, a Notary Public in and for said County in said State, do hereby certify that Shaun Donovan 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 30 March, 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 30 day of MARCH 2012.


NOTARY PUBLIC

My Commission Expires: 2/7/2015

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



20120418000133430 1/1 \$31.50
Shelby Cnty Judge of Probate, AL
04/18/2012 01:50:42 PM FILED/CERT



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