

011-465548

SPECIAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY
PROPERTY ADDRESS:
Torrealba Territories, LLC
497 Biddie Lane
Alabaster, AL 35007

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 Eighteen Thousand Seven Hundred Seventy Five No/100 Dollars (\$18,775.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto Torrealba Territories, LLC, 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 Northeast corner of the Northeast Quarter of the Southeast Quarter of Section 15, Township 21 South, Range 3 West, Shelby County, Alabama, and run thence South 00 degrees 24 minutes 34 seconds West along the East line of said quarter-quarter 678.76 feet to a point; thence run North 88 degrees 15 minutes 30 seconds West, 1148.09 feet to a rebar corner and the point of beginning being described; thence run South 00 degrees 06 minutes 51 seconds West, 475.61 feet to a rebar corner; thence run North 88 degrees 07 minutes 12 seconds West, 100.00 feet to a rebar corner; thence run North 00 degrees 06 minutes 47 seconds East, 475.30 feet to a rebar corner; thence run South 88 degrees 17 minutes 55 seconds East 100.00 feet to the point of beginning. Together with a 1999 Cavalier Mobile Home with VIN Number ALCA0499580S47403A/B whose titles have been cancelled with the State of Alabama Department of Revenue.

THIS DEED IS NOT TO BE IN EFFECT UNTIL:

April 19, 2012

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated December 9, 2010 and recorded on December 23, 2010 in Deed Book 2010 Page 432070.

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 27, 2012 and recorded on February 20, 2012 in Deed Book 2012 Page 60270.

TO HAVE AND TO HOLD to the said Torrealba Territories, LLC, 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 16 day of April, 20 12

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

By: Edrice Hairston
Designated Signatory for PEMCO

20120426000143560 1/1 \$31.00
Shelby Cnty Judge of Probate: AL
04/26/2012 10:40:25 AM FILED/CERT

STATE OF GEORGIA
COUNTY OF Fulton

I, undersigned, a Notary Public in and for said County in said State, do hereby certify that Edrice Hairston, 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 April 16, 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 16 day of April, 2012.

NOTARY PUBLIC
My Commission Expires: 2/7/2015

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

Shelby County, AL 04/26/2012
State of Alabama
Deed Tax: \$19.00



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