

011-573106

SPECIAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF Shelby
PROPERTY ADDRESS:
Hoover Rental, LLC
121 Windsor Ridge Drive
Pelham, AL 35124

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 No/100 Dollars (\$77,000.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto **Hoover Rental, LLC**, in fee simple, together with every right of reversion, the following described real property situated in the County of Shelby, State of Alabama:

Lot 17, according to the Survey of Windsor Ridge, as recorded in Map Book 21, Page 68, in the Probate Office of Shelby County, Alabama.

THIS DEED IS NOT TO BE IN EFFECT UNTIL: April 9, 2012

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated November 30, 2011 and recorded on December 7, 2011 in Deed Book 2011 Page 369600.

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 December 2, 2011 and recorded on January 19, 2012 in Deed Book 2012 Page 22610.

TO HAVE AND TO HOLD to the said Hoover Rental, 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 4 day of April, 2012.

20120426000143580 1/1 \$89.00
Shelby Cnty Judge of Probate, AL
04/26/2012 10:40:27 AM FILED/CERT

Shelby County, AL 04/26/2012
State of Alabama
Deed Tax: \$77.00

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-2363

By: [Signature]
For HUD by: Ron Hutchison
Ron Hutchison, Senior Project Manager

STATE OF TENNESSEE
COUNTY OF Davidson

I, 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 April 4, 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 4 day of April, 2012.

[Signature]
NOTARY PUBLIC
My Commission Expires: _____

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

