

011-643037

SPECIAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF Shelby
PROPERTY ADDRESS:
Lisa Reed
143 Canyon Trail
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 Ninety Five Thousand and Six Hundred Ten No/100 Dollars (\$95,610.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto **Lisa Reed**, in fee simple, together with every right of reversion, the following described real property situated in the County of Shelby, State of Alabama:

Lot 33, According to the survey of Parkview Townhomes, Plat No. 1 as recorded in Map Book 26, Page 92, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama

THIS DEED IS NOT TO BE IN EFFECT UNTIL:

April 20, 2012

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated January 30, 2012 and recorded on February 1, 2012 in Instrument # 20120201000037590.

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 February 9, 2012 and recorded on February 20, 2012 in Instrument # 20120220000060240.

TO HAVE AND TO HOLD to the said **Lisa Reed**, 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 10 day of April, 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:

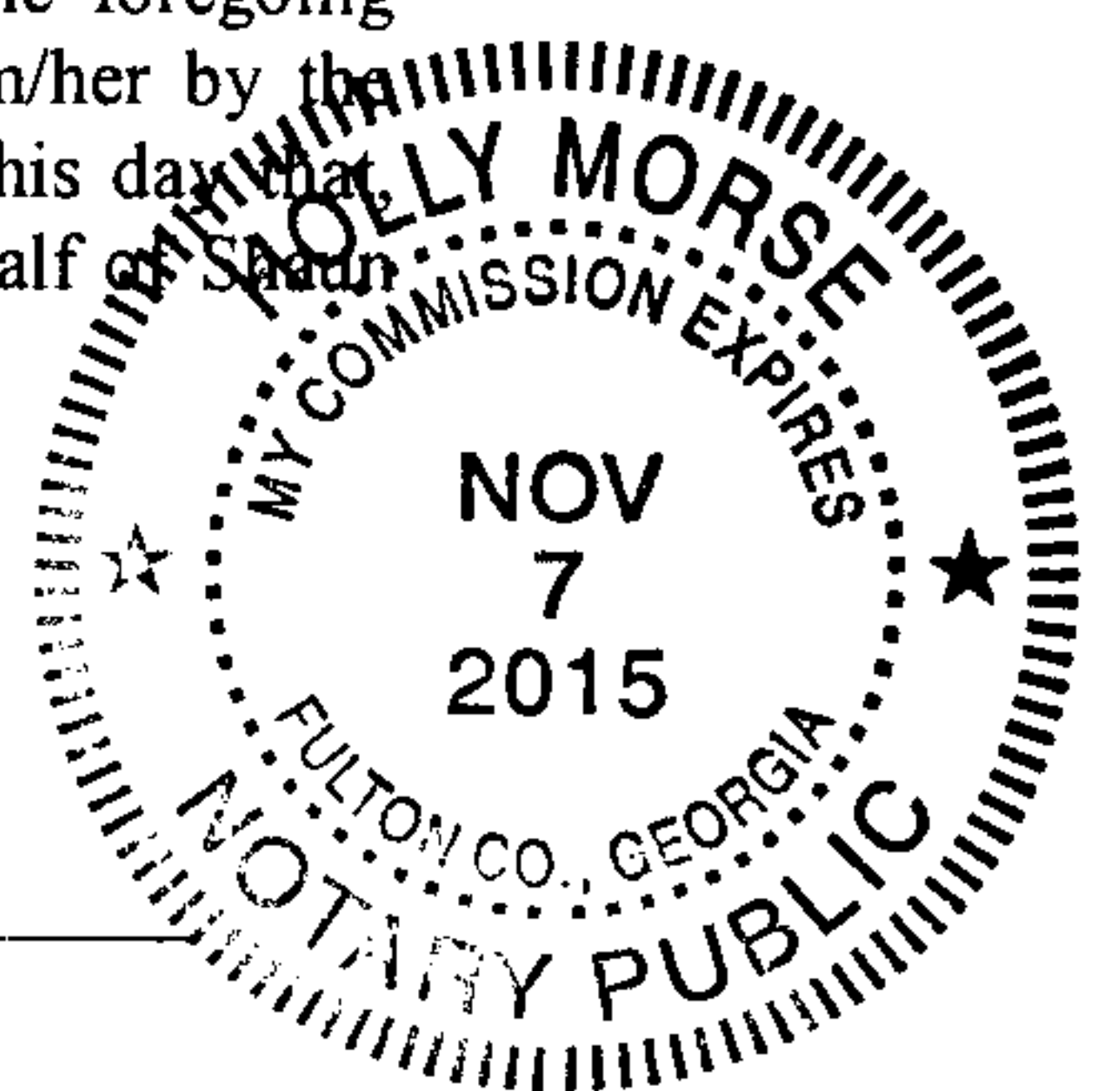
Joaquina Shaw
Joaquina Shaw
HUD Delegated Authority

STATE OF GEORGIA
COUNTY OF Fulton

I, undersigned, a Notary Public in and for said County in said State, do hereby certify that Joaquina 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 April 18, 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 18 day of April, 2012.

Henry
NOTARY PUBLIC
My Commission Expires: _____



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

20120501000150690 1/1 \$13.00
Shelby Cnty Judge of Probate, AL
05/01/2012 02:39:09 PM FILED/CERT