

Prepared by:  
**JOHNSON & FREEDMAN, LLC**  
Attorneys and Counselors at Law  
1587 Northeast Expressway  
Atlanta, GA 30329



20120620000217370 1/2 \$16.00  
Shelby Cnty Judge of Probate, AL  
06/20/2012 10:59:37 AM FILED/CERT

THE STATE OF ALABAMA  
COUNTY OF SHELBY

FILE NO: 221.1200289AL  
FHA CASE NO: 011-5464558-703

*J Smith*

SOURCE OF TITLE:

Instrument # 20051208000635640

**SPECIAL WARRANTY DEED**

FOR VALUABLE CONSIDERATION to the undersigned paid by the Grantee herein, the receipt of which is hereby acknowledged, **SUNTRUST MORTGAGE, INC.**, whose principal place of business is located at P O Box 27767, Richmond, VA 23261, (hereinafter called the Grantor) has granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto the **SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON D.C.**, its successors and/or assigns, (hereinafter called the Grantee) Please send tax bills to: Attention: Single Family Property Disposition Branch The Noble Bldg 1021 Noble Street, Suite 212-221 Anniston, AL 36201, the following described property situated in Shelby County, Alabama:

LOT 14, ACCORDING TO THE SURVEY OF SOMERSET TOWNHOMES, AS RECORDED IN MAP BOOK 10, PAGE 14, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

The conveyance is made subject to unpaid taxes and assessments, if any, and to any outstanding rights of redemption from foreclosure sale.

No word, words, or provisions of this instrument are intended to operate as or imply covenants or warranty except the following: Grantor does hereby specially warrant the title to said property against the lawful claims of all persons claiming by, through or under the Grantor.

TO HAVE AND TO HOLD, the above described property together with all rights and privileges incident or appurtenant thereto, unto the said, **SECRETARY OF THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON, D.C.**, its successors and/or assigns, forever.

IN WITNESS WHEREOF, SUNTRUST MORTGAGE, INC., has caused this conveyance to be executed in its name by its undersigned officer(s), this 5 day of March, 20 12.

SUNTRUST MORTGAGE, INC.

ATTEST:

By:

Rebecca W. Shaul  
TITLE: Rebecca W. Shaul  
Asst Secretary

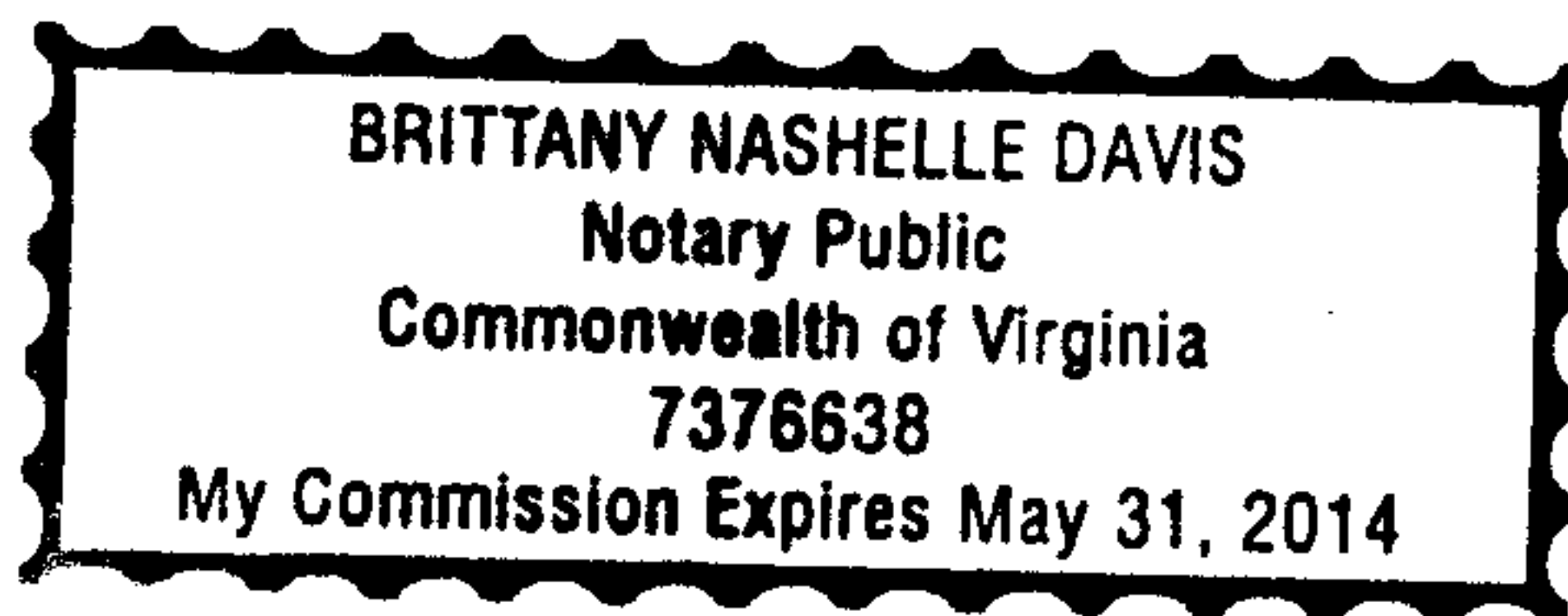
By:

Eric Coss  
TITLE: Eric Coss  
Vice President  
(Corporate Seal)

THE STATE OF Virginia  
COUNTY OF Richmond  
City

I, the undersigned Notary Public in and for said State and County, do hereby certify that Rebecca W. Shaul and Eric Coss of SUNTRUST MORTGAGE, INC., are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they, as such officers and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 5<sup>th</sup> day of March, 20 12.



Brittany Nashelle Davis  
NOTARY PUBLIC  
My Commission Expires:

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