



20120626000225470 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
06/26/2012 11:52:13 AM FILED/CERT

Krissy McCoy
11-001651
713 Colonial Drive
Alabaster, AL 35007

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) cash in hand paid by THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT to Branch Banking and Trust Company (hereinafter called "Grantor"), receipt whereof is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the said SECRETARY OF HOUSING AND URBAN DEVELOPMENT (hereinafter called "Grantee"), all right, title, interest and claim in or to the following described real estate lying and being situated in Shelby County, Alabama, to-wit:

Land situated in the county of Shelby, State of Alabama and described as follows

Lot 45AA, according to a resurvey of Valley Forge, Lots 44 and 45, as recorded in Map Book 21, Page 7, in the Probate Office of Shelby County Alabama

TO HAVE AND TO HOLD, to the said Grantee, its successors and assigns forever.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

This instrument is executed by the undersigned solely in the representative capacity named herein, and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on the part of the undersigned in its individual or corporate capacity, and the undersigned expressly limits its liability hereunder to the property now or hereafter held by it in the representative capacity named.

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IN WITNESS WHEREOF, the said Branch Banking and Trust Company by Ivan Hobbs its VP,
and attested by Chilton Morris its AVP, who is authorized to execute this conveyance, has hereto
set its signature and seal, this 13 day of October 2011.

ATTEST (Corporate Seal)

Signature

Chilton E. Morris, AVP
PRINT NAME AND TITLE OF ATTESTING OFFICIAL

Branch Banking and Trust Company

By:

(Signature)

Its:

Ivan Hobbs - VP
PRINT NAME AND TITLE OF EXECUTING OFFICIAL



STATE OF South Carolina
COUNTY OF Greenville

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Ivan Hobbs
and Chilton Morris whose names as VP and AVP, respectively, of Branch Banking and Trust
Company, 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 said conveyance, they, as such officers and with full authority, executed the same voluntarily for
and as the act of said association, acting in its capacity as aforesaid.

Given under my hand and official seal, this the 13 day of October 2011.

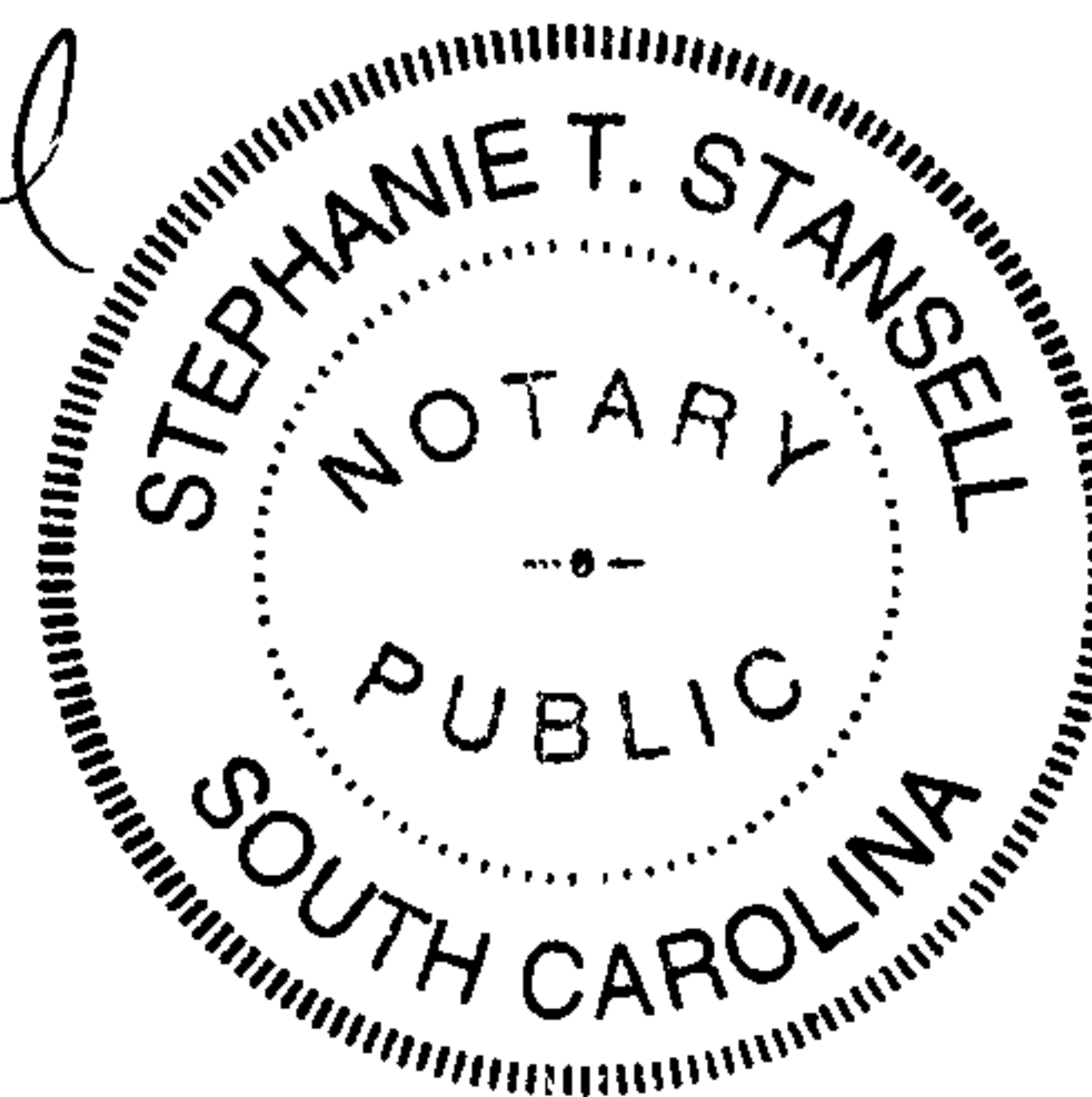
Stephanie T. Stansell
Notary Public

MY COMMISSION EXPIRES: 10-31-2012

GRANTEE'S ADDRESS:

Department of Housing and Urban Development
Michaelson, Connor, and Boul
4400 Will Rogers Parkway, Suite 300
Oklahoma City, OK 73108

This instrument prepared by:
Edith S. Pickett
SHAPIRO AND PICKETT, LLC
651 Beacon Parkway West, Suite 115
Birmingham, Alabama 35209



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