

011-540504

SPECIAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF Shelby
PROPERTY ADDRESS:
Estate of Thomas Allen Bailey and
William Andrew Bailey
1992 Chandalar Court
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 Forty Four Thousand and Fifty One No/100 Dollars (\$44,051.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto **Estate of Thomas Allen Bailey and William Andrew Bailey**, in fee simple, together with every right of reversion, the following described real property situated in the County of Shelby, State of Alabama:

A parcel of land occupied by Unit "C", Building 10, Phase 2 of Chandalar South Townhomes as recorded in Map Book 7, Page 166 in the Probate Office of Shelby County, Alabama located in the Southwest ¼ of the Southeast ¼ of Section 1, Township 20 South, Range 3 West, Shelby County, Alabama more particularly describe as follows: commence at the Southeast corner of said ¼ - ¼ Section; thence in a Northerly direction along the East line of said ¼ - ¼ Section a distance of 840.76 feet; thence 90 degrees left in a Westerly direction of 110.00 feet to a point on the East right of way of Chandalar Court; thence 90 degrees right in a Northerly direction along said right of way a distance of 41.1 feet; thence 90 degrees right in an Easterly direction a distance of 33.4 feet to the Point of Beginning, said point being further identified as the Southwest corner of said Unit "C" thence 00 degrees 50 minutes 27 seconds left in an Easterly direction along the centerline of party wall and wood fence common to Units "C" and "D" a distance of 52.5 feet; thence 90 degrees left in a Northerly direction along the East side of a wood fence common to Units "A", "B", "C" and "D" a distance of 10/7 feet to the Southwest edge of storage building; thence 90 degrees right in an Easterly direction along the South side of said storage building a distance of 4.2 feet; thence 90 degrees left in a Northerly direction along the East side of said storage building a distance of 6.4 feet; thence 90 degrees left in a Westerly direction along the North side of said storage building a distance of 4.2 feet to a point on the wood fence common to Units "A", "B", "C" and "D"; thence 90 degrees right in a Northerly direction along the East side of said wood fence a distance of 2.1 feet to the centerline of a wood fence common to Units "B" and "C"; thence 90 degrees left in a Westerly direction along the centerline of the wood fence and party wall common to Units "B" and "C" and another wood fence common to Units "B" and "C", a distance of 68.0 feet to a point on the outer face of a wood fence extending across the fronts of Units "A", "B", "C" and "D"; thence 90 degrees left in a Southerly direction along the outer face of said wood fence across the fronts of Unit "C" as distance of 19.2 feet to the centerline of a wood fence common to units "C" and "D" thence 90 degrees left in an Easterly direction along the centerline of said wood fence a distance of 15.5 feet to the Point of Beginning; being situated in Shelby County, Alabama

THIS DEED IS NOT TO BE IN EFFECT UNTIL:

June 19, 2012

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated April 19, 2010 and recorded on June 7, 2010 in Deed Book 20100607000179000.

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 March 14, 2012 and recorded on April 4, 2012 in Instrument # 20120404000114530.

TO HAVE AND TO HOLD to the said **Estate of Thomas Allen Bailey**, 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 19 day of June, 2012.

SECRETARY OF HOUSING AND
URBAN DEVELOPMENT
By Ofori & Associates, P.C. of Atlanta, GA
Management and Marketing Contractor
For HUD State of Alabama
By Josephina Shaw
HUD Delegated Authority
As HUD's Designated Agent

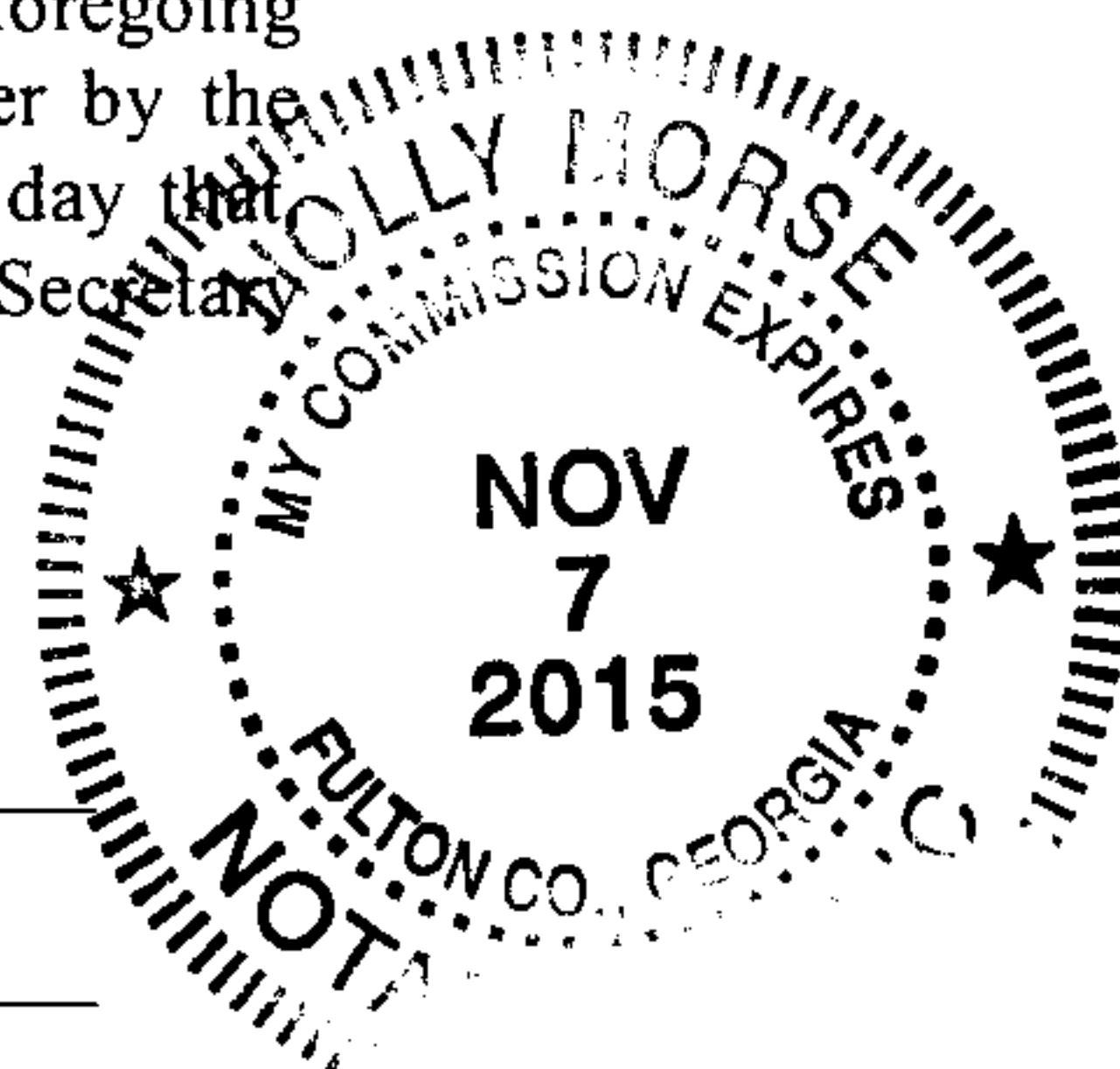
STATE OF GEORGIA
COUNTY OF FULTON

I, undersigned, a Notary Public in and for said County in said State, do hereby certify that Josephina 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 June 19, 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 Secretary of Housing and Urban Development, on the day and year above stated.

GIVEN under my hand and official seal this 19 day of June, 2012.

Josephina Shaw
NOTARY PUBLIC
My Commission Expires: _____

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



20120627000227100 1/1 \$56.50
Shelby Cnty Judge of Probate, AL
06/27/2012 01:53:07 PM FILED/CERT

Shelby County, AL 06/27/2012
State of Alabama
Deed Tax: \$44.50