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Shelby Cnty Judge of Probate, AL
07/05/2012 04:11:42 PM FILED/CERT

011-581125

SPECIAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF Shelby
PROPERTY ADDRESS:
Beth Nesmith
140 Timberleaf Circle
Alabaster, AL 35007

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 Sixty Three Thousand and Eight Hundred No/100 Dollars (\$63,800.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto Beth Nesmith, in fee simple, together with every right of reversion, the following described real property situated in the County of Shelby, State of Alabama:

Lot 11, according to the Survey of Timberleaf Townhomes, as recorded in Map Book 21, Page 31, in the Probate Office of Shelby County, Alabama.

THIS DEED IS NOT TO BE IN EFFECT UNTIL:

June 28, 2012

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated January 23, 2012 and recorded on January 26, 2012 in Instrument Number 20120126000031050.

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 2, 2012 in Instrument Number 20120402000111550.

TO HAVE AND TO HOLD to the said Beth Nesmith, 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 25 day of June, 2012

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-23637

For HUD by: Ron Hutchison
Ron Hutchison, Senior Project Manager
HUD Delegated Authority

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 June 25, 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 Secretary of Housing and Urban Development, on the day and year above stated.

GIVEN under my hand and official seal this 25 day of June, 2012

[Signature]
NOTARY PUBLIC
My Commission Expires: _____

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

