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Shelby Cnty Judge of Probate, AL
07/05/2012 04:11:44 PM FILED/CERT

011-585143

SPECIAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY
PROPERTY ADDRESS:
Brandon McMahan and
Lauren McMahan
257 Parliament Parkway
Maylene, AL 35114

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 One Hundred Ninety Four Thousand and No/100 Dollars (\$194,000.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto Brandon McMahan and Lauren McMahan, in fee simple, together with every right of reversion, the following described real property situated in the County of Shelby, State of Alabama:

Lot 501, according to the Survey of Cedar Grove at Sterling Gate Sector 2, Phase 12A, as recorded in Map Book 38, Page 45, 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 February 6, 2012 and recorded on February 14, 2012 in Deed Book 2012 Page 54600.

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 29, 2012 and recorded on April 9, 2012 in Deed Book 2012 Page 120300.

TO HAVE AND TO HOLD to the said Brandon McMahan and Lauren McMahan, 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 26 day of June, 2012

SECRETARY OF HOUSING AND
URBAN DEVELOPMENT
By PEMCO, Management and Marketing
Contractor for HUD State of Alabama

By:

[Signature]
Designated Signatory for PEMCO

STATE OF GEORGIA
COUNTY OF Fulton

I, undersigned, a Notary Public in and for said County in said State, do hereby certify that [Signature] 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 26, 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 26 day of June, 2012.

[Signature]
NOTARY PUBLIC

My Commission Expires: 2/7/2015

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

Shelby County, AL 07/05/2012
State of Alabama
Deed Tax: \$.50



NICHOLAUS A. RICE
FULTON COUNTY, GEORGIA
NOTARY PUBLIC
MY COMMISSION EXPIRES
FEBRUARY 7TH, 2015