



20120712000247910 1/1 \$13.00
Shelby Cnty Judge of Probate, AL
07/12/2012 09:10:25 AM FILED/CERT

011-634382

SPECIAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF Shelby
PROPERTY ADDRESS:
Joseph R. Fowler
95 Higgins Road
Shelby, AL 35143

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 Nine Thousand and No/100 Dollars (\$69,000.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto Joseph R. Fowler, in fee simple, together with every right of reversion, the following described real property situated in the County of Shelby, State of Alabama:

Commence at the NE corner of the SE1/4 of the SW1/4 of Section 14, Township 24 North, Range 15 East, Shelby County, Alabama; thence North 89 degrees 30 minutes 16 seconds West along the North line of said 1/4-1/4 section for a distance of 355.54 feet to the point of beginning; thence continue along the last described course for a distance of 325.81 feet; thence South 00 degrees 49 minutes 15 seconds East for a distance of 655.60 feet; thence South 89 degrees 45 minutes 09 seconds East for a distance of 119.23 feet to the Northwestern right of way line of Shelby County Highway 71 and a point on a curve to the left having a central angle of 5 degrees 49 minutes 57 seconds and a radius of 1454.73 feet; said curve subtended by a chord bearing North 50 degrees 04 minutes 12 seconds East and a chord distance of 148.02 feet; thence along the arc of a said curve for a distance of 148.09 feet to the intersection of said right of way and the westerly right of way line of Spring Creek Road; thence North 08 degrees 31 minutes 26 seconds East along said Spring Creek Road right of way and leaving said Highway 71 for a distance of 564.46 feet to the point of beginning.

THIS DEED IS NOT TO BE IN EFFECT UNTIL: June 22, 2012

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated July 27, 2011 and recorded on July 27, 2011 in Deed Book 2011 Page 217920.

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 June 8, 2011 and recorded on October 11, 2011 in Deed Book 2011 Page 30094.

TO HAVE AND TO HOLD to the said Joseph R. Fowler, 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 20 day of June, 2012.

SHAUN DONOVAN
SECRETARY OF HOUSING AND
URBAN DEVELOPMENT
By PEMCO, Management and Marketing
Contractor for HUD-State of Alabama
By: Keena Marshall
Designated Signatory for PEMCO

STATE OF GEORGIA
COUNTY OF Fulton

Keena Marshall I, undersigned, a Notary Public in and for said County in said State, do hereby certify that Keena Marshall, 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 22, 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 Shaun Donovan, Secretary of Housing and Urban Development, on the day and year above stated.

GIVEN under my hand and official seal this 20 day of June, 2012.

Nicholas A. Rice
NOTARY PUBLIC
My Commission Expires: 2/7/2015

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



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