20120816000304240 1/2 \$17.00

011-476308

SPECIAL WARRANTY DEED

20120816000304240 1/2 \$17.00 Shelby Cnty Judge of Probate, AL 08/16/2012 03:18:54 PM FILED/CERT

STATE OF ALABAMA
COUNTY OF Shelby
PROPERTY ADDRESS:
Jonathan C. Dickens and
Chanel R. Dickens
420 Cambrian Ridge Trail
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 Ninety Thousand and No/100 Dollars (\$90,000.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto Jonathan C. Dickens and Chanel R. Dickens, in fee simple, together with every right of reversion, the following described real property situated in the County of Shelby, State of Alabama:

Lot 92, according to the survey of Cambrian Ridge, Phase 3, as recorded in Map Book 21, Page 147, in the Probate Office of Shelby County, Alabama.

THIS DEED IS NOT TO BE IN EFFECT UNTIL: 8-1012

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated April 18, 2012 and recorded on April 24, 2012 in Deed Book 20121 Page 141750.

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 April 25, 2012 and recorded on May 22, 2012 in Deed Book 2012 Page 182300.

TO HAVE AND TO HOLD to the said Jonathan C. Dickens and Chanel R. Dickens, 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, 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 ______ day of _______, 20_____.

By:

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

Designated Signatory for PEMCO

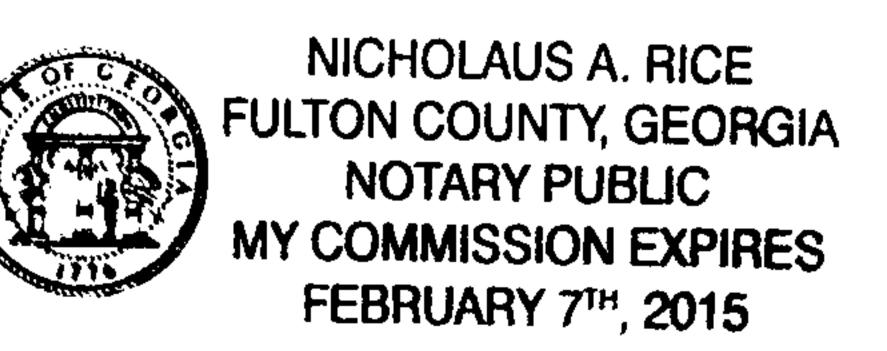
STATE OF GEORGIA
COUNTY OF

GIVEN under my hand and official seal this _____ day of

NOTARY PUBLIC

My Commission Expires:

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



Real Estate Sales Validation Form

This	Document must be filed in accordance		
Grantor's Name Mailing Address	US Dept of two 40 Manetta St NW Attenta GA		Donathant Charles Dickers 15 Fradian wood Pr Pelhan 12 35124
Property Address	420 Cambrion Ridge Trans Pelhans Ar 35124	Date of Sale Total Purchase Price or	
20120816000304240 Shelby Coty ludge	2/2 \$17.00	Actual Value or ssessor's Market Value	\$
Shelby Cnty Judge 08/16/2012 03:18:	54 PM FILED/CERT		
	e or actual value claimed on this fine) (Recordation of documentar		
Closing Stater	nent		
If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.			
Instructions Grantor's name and mailing address - provide the name of the person or persons conveying interest			
	eir current mailing address.		
Grantee's name are to property is being	nd mailing address - provide the r g conveyed.	ame of the person or pe	ersons to whom interest
Property address - the physical address of the property being conveyed, if available.			
Date of Sale - the date on which interest to the property was conveyed.			
Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.			
conveyed by the in	e property is not being sold, the transtrument offered for record. This or the assessor's current market	may be evidenced by a	n appraisal conducted by a
excluding current uresponsibility of va	ded and the value must be deternuse valuation, of the property as of luing property for property tax puof Alabama 1975 § 40-22-1 (h).	determined by the local	official charged with the
accurate. I further	t of my knowledge and belief that understand that any false statem cated in Code of Alabama 1975 §	ents claimed on this for	ed in this document is true and may result in the imposition
Date 810	<u> </u>	nt Songthan C Didle	Exichnel R. Dicke
Unattested	Sig		ee/Owner/Agent) circle one
	(verified by)	(/ (Grantor/Grant	EELOMIENWARIN CHOE ONE

Form RT-1