20130212000060800 1/2 \$16.00 Shelby Cnty Judge of Probate, AL

02/12/2013 10:59:12 AM FILED/CERT

011-590806

SPECIAL WARRANTY DEED

STATE OF GEORGIA

COUNTY OF

STATE OF ALABAMA COUNTY OF SHELBY PROPERTY ADDRESS: Lubonge Lugohe 240 Cambrian Ridge 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 Seventy Eight Thousand Seven Hundred Ninety Five & No/100 Dollars (\$78,795.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto Lubonge Lugohe, in fee simple, together with every right of reversion, the following described real property situated in the County of Shelby, State of Alabama:

Lot 20A, according to the survey of Cambrian Ridge, as recorded in Map Book 21, Page 8, in the Probate Office of Shelby County, Alabama.

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated June 4, 2012 and recorded on June 11, 2012 in Deed Book 2012 Page 206150.

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 July 11, 2012 and recorded on August 20, 2012 in Deed Book 2012 Page 307070.

TO HAVE AND TO HOLD to the said Lubonge Lugohe, 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/hermand as the duly authorized representative of the Secretary of Housing and Urban Development this ____ day of _____, 20_1__.

SECRETARY OF HOUSING AND

URBAN DEVELOPMENT

By PEMCO, Management and Marketing

Contractor for HUD-State of Alabama

Designated Signatory for FEMCO

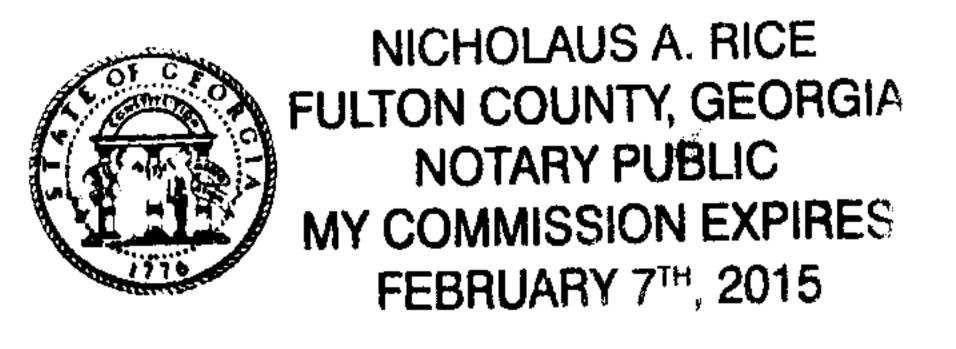
I, undersigned, a Notary Public in and for said County in said State, do hereby certify that ______, who is personally well known to me to be the duly authorized representative of the Secretary of Housing and Urban Development and the person who executed the foregoing instrument bearing the date ______, 2013, 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.

NOTARY PUBLIC

My Commission Expires:

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



Real Estate Sales Validation Form

| This | Document must be filed in accord | dance with Code of Alabama 19 | 975, Section 40-22-1 |
|--|---|--|---|
| Grantor's Name | US Dept of HUD | Grantee's Name | Lubonge lugshe |
| Mailing Address | 40 Marietta Street NW | Mailing Address | |
| | Atlanta, GA 30303 | | · |
| | | | |
| Property Address | 200 arbinar Rdgl | Date of Sale | 21813 |
| i iopoity itaaiooo | Delver AL | Total Purchase Price | \$ 78795.00 |
| | 35124 | or | |
| | | Actual Value | \$ |
| | | or | |
| | - | Assessor's Market Value | \$ 5 |
| _ | | | |
| If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required. | | | |
| | | nstructions | |
| | d mailing address - provide thir current mailing address. | ne name of the person or pe | ersons conveying interest |
| Grantee's name ar | d mailing address - provide t | he name of the person or p | ersons to whom interest |
| to property is being | | | |
| Property address - | the physical address of the p | roperty being centeryea, in | 20130212000060800 2/2 \$16.00 Shelby Cnty Judge of Probate, AL |
| Date of Sale - the date on which interest to the property was conveyed. 02/12/2013 10:59:12 AM FILED/CERT | | | |
| 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. | | | |
| Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value. | | | |
| excluding current uresponsibility of val | ed and the value must be dese valuation, of the property axing property for property tax of Alabama 1975 § 40-22-1 (h | as determined by the local purposes will be used and | |
| accurate. I further u | | tements claimed on this for | ed in this document is true and may result in the imposition |
| Date | | Print LUBONGE | CU60 H€ |
| Unattested | | Sign | |
| | (verified by) | (Grantor/Granto | ee/Owner/Agent) circle one |

Form RT-1