011-628993

SPECIAL WARRANTY DEED

20130523000211610 1/2 \$16.00 Shelby Cnty Judge of Probate, AL 05/23/2013 11:03:23 AM FILED/CERT

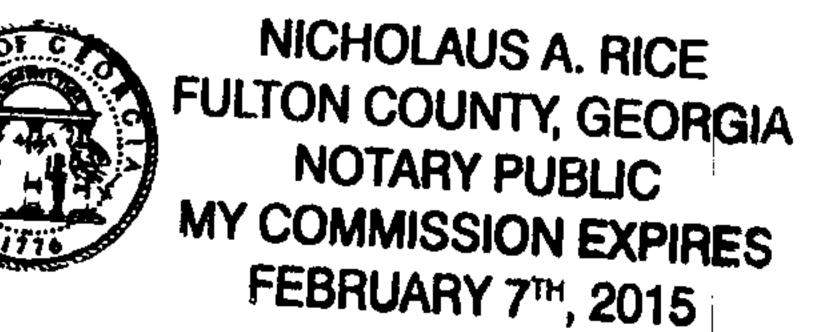
STATE OF ALABAMA COUNTY OF SHELBY PROPERTY ADDRESS: Joseph Gipson Kathy Gipson 2724 Corsair Drive Birmingham, AL 35244

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 Forty Seven Thousand and No/100 Dollars (\$147,000.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto Joseph Gipson and Kathy Gipson, in fee simple, together with every right of

Lot 1, according to the map and survey of Gentle Forest, as recorded in Map Book 6, Page 63, in the

reversion, the following described real property situated in the County of Shelby, State of Alabama: Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. THIS DEED IS NOT TO BE IN EFFECT UNTIL: _ Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated December 4, 2012 and recorded on January 2, 2013 in Deed Book 2013 Page 360. 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 December 20, 2012 and recorded on March 15, 2013 in Deed Book 2013 Page 108380. TO HAVE AND TO HOLD to the said Joseph Gipson and Kathy Gipson, 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 ______ day of _______, 20_____. SECRETARY OF HOUSING AND URBAN DEVELOPMENT By PEMCO, Management and Marketing Contractor for HUD-State of Alabama STATE OF GEORGIA COUNTY OF _____ 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 May 14, 2013, by virtue of the authority vested in him/her by the instrument bearing the date 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 2013

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



NOTARY PUBLIC

My Commission Expires:

Real Estate Sales Valluation I VIIII

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1			
Grantor's Name Mailing Address	US Dept of HUD 40 Marietta Street NW Atlanta, GA 30303	Grantee's Name Mailing Address	Joseph Chason Kathy Gipson ADAY Corsaic DC Pohen MZ 35244
Property Address	May Corsaic Dr Shan M 35244	Date of Sale Total Purchase Price or Actual Value or Assessor's Market Value	\$ 147aaoo \$
The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required) Bill of Sale X Sales Contract Closing Statement Closing Statement			
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 to property and their current mailing address.			
Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.			
Property address - the physical address of the property being conveyed, if a 20130523000211610 2/2 \$16.00 Date of Sale - the date on which interest to the property was conveyed.			
05/23/2013 17.4			
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.			
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).			
accurate. I further	of my knowledge and belief understand that any false sta ated in <u>Code of Alabama 19</u>	atements claimed on this for	ed in this document is true and may result in the imposition
Date		Print KAthy Gipsor	Joen Gipson
Unattested		Sign fatty Contract	ee/Owner/Agent) office one
	(verified by)) (Graytor/Grant	Form RT-1