

Shelby Cnty Judge of Probate, AL 06/12/2013 10:36:26 AM FILED/CERT

011-672303

SPECIAL WARRANTY DEED

STATE OF ALABAMA COUNTY OF SHELBY PROPERTY ADDRESS: Laura Gayle Fuller 133 Crest Drive Sterrett, AL 35147

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 Two Hundred Fifteen Thousand One Hundred and No/100 Dollars (\$215,100.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto Laura Gayle Fuller, in fee simple, together with every right of reversion, the following described real property situated in the County of Shelby, State of Alabama:

Lot 25, according to the Survey of Carden Crest, as recorded in Map Book 35, Page 64, in the Probate Office of 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 July 6, 2012 and recorded on November 6, 2012 in Deed Book 2012 Page 425390.

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 January 22, 2013 and recorded on March 25, 2013 in Deed Book 2013 Page 121850.

TO HAVE AND TO HOLD to the said Laura Gayle Fuller, 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 HOD-state of Alabama

By:

Designated Signatory for PEMCO

STATE OF GEORGIA
COUNTY OF

GIVEN under my hand and official seal this

1

NOTARY PUBLIC

My Commission Expires:

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

Mailing Address 40 Marietta Street NW Adanta, GA 30303 Property Address 10 Crest NY Adanta, GA 30303 Property Address 10 Crest NY Adanta, GA 30303 Property Address 10 Total Purchase Price State 10 Actual Value S 10 Actual Value S 11 Appraisal 12 Appraisal 13 Appraisal 14 Other 15 Appraisal 15 Crest NY Assessor's Market Value S 16 Appraisal 16 Other 17 Appraisal 18 Other 18 Appraisal 18 Other 18 Appraisal 19 Other 19 Appraisal 19 Other 19 Appraisal 10 Other 10 Appraisal 10 Othe	This I	Document must be filed in accor	rdance with Code of Alabama 1	1975, Section 40-22-1	
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