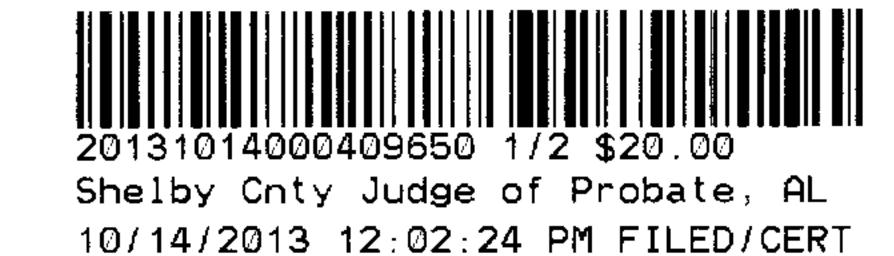
011-524970

SPECIAL WARRANTY DEED



STATE OF ALABAMA COUNTY OF Shelby PROPERTY ADDRESS: Brett Roney 416 Waterford Highlands Way Calera, AL 35040

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 Five Thousand and Five Hundred No/100 Dollars (\$145,500.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto Brett Roney, in fee simple, together with every right of reversion, the following described real property situated in the County of Shelby, State of Alabama:

Lot 455, according to the survey of Waterford Highlands, Sector 2, Phase 2 as recorded in Map Book 30, Page 111, in the Probate Office of Shelby County, Alabama.

THIS DEED IS NOT TO BE IN EFFECT UNTIL: 10-10-13

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated September 12, 2012 and recorded on September 18, 2012 in Deed Book 2012 Page 353760.

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 October 22, 2012 and recorded on March 5, 2013 in Deed Book 2013 Page 90990.

TO HAVE AND TO HOLD to the said Brett Roney, 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.

SECRETARY OF HOUSING AND URBAN DEVELOPMENT
By Ofori & Associates, P.C. of Atlanta, GA Management and Marketing Contractor
For HUD-State of Alabama

By: Stephen

STATE OF GEORGIA
COUNTY OF LUCY

I, undersigned, a Notary Public in and for said County in said State, do hereby certify that the County Secretary, 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 Cober 10, 200, 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.

GIVEN under my hand and official seal this Oday of Othor 2013.

My Commission Expires:

ARY PUBLIC

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

Keal Estate Sales validation Form

Grantor's Name Mailing Address Ware Start Shu Atlanta 37 Property Address Property Address May Callya 15 35015	Grantee's Name Mailing Address Date of Sale Total Purchase Price or Actual Value or Assessor's Market Value Section 40-22-1 CONGULATION Actual Congulation Actual Value S Section 40-22-1 CONGULATION Actual Value S Section 40-22-1 CONGULATION SUPPLIES OR SINCE SECTION SUPPLIES SUPP
The purchase price or actual value claimed on this evidence: (check one) (Recordation of documenta Bill of Sale Sales Contract Closing Statement	ary evidence is not required)Appraisal Other
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 to property is being conveyed.	name of the person or persons to whom interest
Property address - the physical address of the prop	perty being conveyed, 20131014000409650 2/2 \$20.00
Date of Sale - the date on which interest to the property	pelly was conveyed. Shelby Cnty Judge of Probate, he 10/14/2013 12:02:24 PM FILED/CERT
Total purchase price - the total amount paid for the 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).	
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in <u>Code of Alabama 1975</u> § 40-22-1 (h).	
DatePri	int Brett Coney
Unattested	gn Bucker
(verified by)	(Grantor/Grantee/Owner/Agent) circle one

Form RT-1