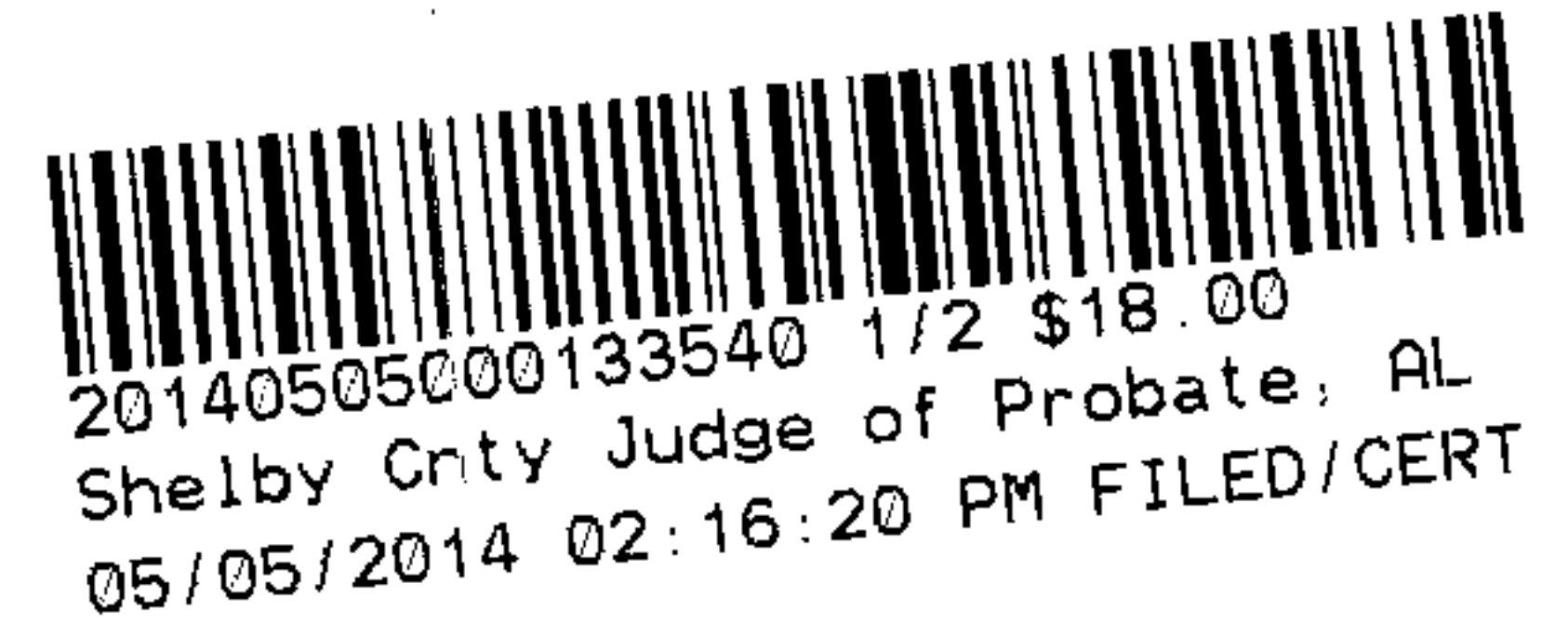


Loan No.: 0215240946
FHA Case #: 011-6324533-703
Our File No.: AL-90001268-12
Debtor: Lee Balmer

When Recorded Return to:
Morris|Hardwick|Schneider, LLC
1 Independence Plaza
Suite 416
Birmingham, AL 35209

SPECIAL WARRANTY DEED



STATE OF ALABAMA

COUNTY OF SHELBY

THIS INDENTURE, made on the 28th day of February, 2014 between Wells Fargo Bank, NA, (hereinafter referred to as "Grantor"), and the Secretary of Housing and Urban Development, whose address is c/o Michaelson, Conner and Boul, Inc., 4400 Will Rogers Parkway, Suite 300, Oklahoma City, OK 73108 (hereinafter referred to as "Grantee").

WITNESSETH THAT:

The said Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed, and confirmed, and by these presents does grant, bargain, sell, alien, convey, and confirm unto the Grantee, his successors and assigns, the following described property:

Lot 252, according to the Survey of Cedar Grove at Sterling Gate Sector 2 Phase 8 and Resurvey of Lot 215 Cedar Grove at Sterling Gate Sector 2 Phase 5, as recorded in Map Book 33, Page 32 in the Probate Office of Shelby County, Alabama. Subject to all restrictions, reservations, rights, easements, right-of-way, provisions, covenants, terms, conditions and building set back of record.

This conveyance is made subject to unpaid taxes and assessments, if any, and to any outstanding rights of redemption from foreclosure sale.

No word, words or provisions of this instrument are intended to operate as or imply covenants of warranty except the following: Grantor does hereby specially warrant the title to said property against the lawful claims of all persons claiming by, through or under the Grantor.

TO HAVE AND TO HOLD the above described property together with all rights and privileges incident or appurtenant thereto, unto the said the Secretary of Housing and Urban Development, his successors and assigns, forever.

IN WITNESS WHEREOF, the Grantor has caused this indenture to be executed in its name and on its behalf under seal by its undersigned attorney-in-fact as of the day and year first above written.

Value: \$150,000.00 (assessed) Transaction Date: 2/28/14
Property Address: 248 Queens Gate, Maylene, AL 35114
Wells Fargo Bank, NA: P.O. Box 10335, Des Moines, IA 50306

Wells Fargo Bank, NA

By: _____

Printed Name:: David Sigler

Title: Attorney-in-Fact

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that David Sigler whose name as Attorney-in-Fact (Title) of Wells Fargo Bank, NA, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance he/she as such attorney-in-fact and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal of office this 28 day of February, 2014.

James Lee Calla
NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: June 15, 2016
BONDED THRU NOTARY PUBLIC UNDERWRITERS

This instrument prepared by:
David Sigler, Esq.
Morris|Hardwick|Schneider, LLC
1 Independence Plaza
Suite 416
Birmingham, AL 35209

20140505000133540 2/2 \$18.00
Shelby Cnty Judge of Probate, AL
05/05/2014 02:16:20 PM FILED/CERT