

011-441716  
SPECIAL  
WARRANTY DEED

STATE OF ALABAMA  
COUNTY OF Shelby  
GRANTEE'S ADDRESS:  
SHANNON K. KEENE and  
TIMOTHY R. JENSEN  
133 Canyon Trail  
Pelham, AL 35124

KNOW ALL MEN BY THESE PRESENTS, that The United States Department of Housing and Urban Development, a/k/a Secretary of Housing and Urban Development, for and in consideration of SIXTY-EIGHT THOUSAND Dollars and 00/100 (\$68,000.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto SHANNON K. KEENE, a Single and TIMOTHY R. JENSEN, a Single, as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real property situated in the County of Shelby, State of Alabama:

*Lot 15, Breckenridge Park, Royal Ridge Sector, as recorded in Map Volume 23, Page 96, in the Office of the Judge of Probate of Shelby County, Alabama.*

THIS DEED IS NOT TO BE IN EFFECT UNTIL: JAN 31 2002

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated 04/27/01, in Book and Page/Instrument 2001/19175.

Subject, however, to all covenants, restrictions, reservations, easements, conditions, liens and other rights of whatever nature appearing of record; and further subject to any state of facts an accurate survey would show.

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 recorded in Book and Page/Instrument # 2001/22697.

TO HAVE AND TO HOLD to the said SHANNON K. KEENE and TIMOTHY R. JENSEN, as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

IN WITNESS WHEREOF, the undersigned, on JAN 31 2002, has set his or her hand as the duly authorized representative of the Secretary of Housing and Urban Development.

MEL MARTINEZ  
SECRETARY OF HOUSING AND URBAN  
DEVELOPMENT

BY: [Signature]

Best Assets/Citiwest JV Representing  
Single Family Housing Specialist  
Georgia State Office  
Housing and Urban Development  
Pursuant to Power-of-Attorney Previously Recorded

STATE OF GEORGIA  
COUNTY OF FULTON

I, the undersigned, a Notary Public in and for said County in said State, do hereby certify that Cheryl V Berry 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 date JAN 31 2002, by virtue of the authority vested in him by the Code of Federal Regulations, Title 24, Chapter II, and acknowledged before me on this day that, being informed of the contents of this conveyance, she executed the same voluntarily for and on behalf of Mel Martinez, Secretary of Housing and Urban Development, on the day and year above stated.

GIVEN under my hand and official seal on

JAN 31 2002

[Signature]  
NOTARY PUBLIC  
My Commission Expires: 2/1/05

THIS INSTRUMENT PREPARED BY: Ray Uhrig, Attorney At Law, 261 Artie Street, Suite 1 Huntsville, Alabama 35805

Inst # 2002-08316

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02/19/2002-08316  
10:17 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MEL