purchase price 8/12,500

20070207000058010 1/1 $12.00
Shelby Cnty Judge of Probate, AL
02/07/2007 12:37:39PM FILED/CERT

STATE OF ALABAMA

COUNTY OF SHELBY

Special Warranty Deed

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of One Hundred Dollars ($100.00) and other good and valuable consideration to him in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON, D.C.** (herein referred to as "Grantor") does by these presents grant, bargain, sell and convey unto **WILLIE HENDERSON AND JOAN HENDERSON** (herein referred to as "Grantees") the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 61, according to the Survey of Scottsdale, Third Addition, Phase Two, as recorded in Map Book 9, Page 12, in the Probate Office of Shelby County, Alabama.

This conveyance is subject to subdivision restrictions, utility, drainage and sewer easements, and minimum setback lines, if any, applicable to the aforesaid property appearing of record in the Office of the Judge of Probate of Shelby County, Alabama. This conveyance is also subject to any prior reservation, severance or conveyance of minerals or mineral rights.

$ 112,500.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Willie Henderson and Joan Henderson, their heirs and assigns forever. 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 to all covenants, restrictions, reservations, easements, conditions, ad valorem taxes for the year of 2007 not due and payable until October 1, 2007, other rights of whatever nature appearing of record, and 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.

Alphonso Jackson
Secretary of Housing
And Urban Development
By Hooks Van Holm, Inc of Anniston, AL
Management and Marketing Contractor for HUD
State of Alabama

By: Vicky Blanton (Signature)
Vicky Blanton (Print)
Its: Closing Manager (Title)

State of Alabama
County of Shelby

I, the undersigned a Notary Public in and for said county in said state, do herby certify that Vicky Blanton, who is personally known to me be the duly authorized principal or office of Hooks Van Holm, Inc, the Management and Marketing Contractor and duly authorized representative of the Secretary of Housing and Urban Development and the person who executed the foregoing instrument bearing _____, by virtue of the authority vested in him/her by the delegation of authority published at 70 FR 43 171 (July 26, 2005), and acknowledged before me on this day that, being informed of the currents of this conveyance, (s)he executed the same voluntarily for and on behalf of Alphonso Jackson, Secretary of Housing and Urban Development, on the day and year above stated.

Given under my and official seal this 31 day of January 2007.

LINDA JACKSON
NOTARY PUBLIC
ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES
FEBRUARY 3, 2009

Linda Jackson
Notary Public
My commission expires 2/03/09

PROPERTY ADDRESS:
1417 Heather Lane
Alabaster, AL 35007

THIS INSTRUMENT PREPARED BY:
Christopher B. Pitts, P.C.
111 19th Street North Mezz Ste
Birmingham, AL 35203
File # BH0611-HENDERSOMT
FHA Case# 011-420678