

STATE OF ALABAMA

CITY OF ALABASTER

COUNTY OF SHELBY

20070515000227040 1/1 \$12.00  
Shelby Cnty Judge of Probate, AL  
05/15/2007 01:28:02PM FILED/CERT

## Special Warranty Deed

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of One Hundred Fifty Thousand Dollars (\$150,000.00) and other good and valuable consideration to it in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, HIS SUCCESSORS AND ASSIGNS** (herein referred to as "Grantor") does by these presents grant, bargain, sell and convey unto **JOHNNY TAIT** (herein referred to as "Grantee") the following described real estate situated in Alabaster, Shelby County, Alabama, to-wit:

Lot 15 according to the survey of Navajo Hills as recorded in Map Book9, Page 94, Shelby County, Alabama records.

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 Alabaster, Shelby County, Alabama. This conveyance is also subject to any prior reservation, severance or conveyance of minerals or mineral rights.

**\$150,000.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.**

**TO HAVE AND TO HOLD** to the said Johnny Tait, 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 Coordinator (Title)

State of Alabama  
County of Shelby

I, the undersigned a Notary Public in and for said county in said state, do hereby 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 9 day of May, 2007.

**Sharon Smith**  
**NOTARY PUBLIC**  
**ALABAMA STATE AT LARGE**  
**MY COMMISSION EXPIRES 03/14/2011**

Sharon Smith  
Notary Public  
My commission expires \_\_\_\_\_

PROPERTY ADDRESS:  
1344 Pow Wow Circle  
Alabaster, AL 35007

**THIS INSTRUMENT PREPARED BY:**  
Christopher B. Pitts, P.C.  
111 19th Street North Mezz Ste  
Birmingham, AL 35203  
FHA Case# 011-488797  
File # BH0703-TAIT  
Effective Date: May 11, 2007

J.F.T.