

FHA CASE NO. 011-247438

ADDRESS: 725 3rd Avenue, SW, Alabaster, Alabama 35007

This Instrument Prepared By:
Timothy A. Massey
1100 East Park Drive
Birmingham, Alabama 35235

Send Tax Notice To:
James C. & J. Denise Watts
725 3rd Avenue, SW
Alabaster, Alabama 35007

STATE OF ALABAMA
COUNTY OF SHELBY

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SALES PRICE \$97,200.00

**SPECIAL WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

KNOW ALL MEN BY THESE PRESENTS that Andrew M. Cuomo, **SECRETARY OF HOUSING AND URBAN DEVELOPMENT**, of Washington, D.C., for and in consideration of TEN DOLLARS (\$10.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto **JAMES C. WATTS and wife, J. DENISE WATTS**, as joint tenants, with rights of survivorship, the following described real property, situated in the County of Shelby, State of Alabama:

All that tract or parcel of land situated in Shelby County, Alabama, to-wit:
A part of Lot 16, Block 2, of the K. B. Nickerson's Survey on Helena Road, which is recorded in Map Book 3, Page 116, in the Probate Records of Shelby County, Alabama, and which is more particularly described as follows:
Commence at the Northeast corner of said Lot 16, being also the southeast corner of Lot 7, Block 2; thence in a westerly direction along the south line of said Lot 7, and Lot 6, Block 2, of said subdivision, a distance of 225.0 feet; thence 92 degrees left in a southerly direction parallelwith the east lines of Lots 8 and 9, Block 2, of said Subdivision, a distance of 203.0 feet; thence 88 degrees left in an easterly direction a distance of 146.35 feet to the beginning of a traverse line, West of Buck Creek, the northwest bank of said creek being the southeasterly property line of herein described property; thence 61 degrees 38 minutes 39 seconds left in a northeasterly direction a distance of 154.55 feet; thence 30 degrees 21 minutes 21 seconds left in a northerly direction a distance of 66.92 feet to the point of beginning. There is EXCEPTED herefrom the north 23 feet of the above described property.

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated January 10, 1997, and recorded in Instrument No. 1997-01082.

Subject, 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.

01/12/1998-00979
10:31 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE MCD 12.00

Inst # 1998-00979

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 USC1441, et seq.). Deed recorded in Instrument No. 1997-36301.

\$ 98,875.00 of the purchase price of the property described herein has been paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD UNTO THE SAID GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common, together with every contingent remainder and right of reversion.

IN WITNESS WHEREOF, the undersigned, on this 5th day of January, 1998, has set his or her hand as the duly authorized representative of the Secretary of Housing and Urban Development.

Andrew M. Cuomo
Secretary of Housing and Urban Development

BY: Joan Arnold

Birmingham Office
Dept. Of Housing and Urban Development
Birmingham, Alabama

STATE OF ALABAMA ()
COUNTY OF JEFFERSON ()

I, the undersigned, a Notary Public in and for said County in said State, do hereby certify that JOAN ARNOLD, 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 5th day of January, 1998, by virtue of the authority vested in him/her 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, he/she executed the same voluntarily for and on behalf of Andrew M. Cuomo, Secretary of Housing and Urban Development, on the day and year above stated.

Inst # 1998-00979

Given under my hand and official seal, this the 5th day of January, 1998.

Rosa W. Jones

Notary Public

My Commission Expires: _____

NOTARY PUBLIC STATE OF ALABAMA AT LARGE.
MY COMMISSION EXPIRES: Apr. 19, 2000.
BONDED THROUGH PUBLIC UNDERWRITERS.

01/12/1998-00979
10:31 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00