

FHA CASE NO. 011-292585
PROPERTY ADDRESS: Route 2, Box 718, Calera, Alabama 35040

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

Send Tax Notice To:
Fred A. Masterson, Jr.
Route 2, Box 718
Calera, Alabama 35040

STATE OF ALABAMA
COUNTY OF ShELBY

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()

SALES PRICE \$75,000.00

Inst # 1998-27294

07/17/1998-27294
01:08 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00

SPECIAL WARRANTY DEED

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 AND NO/100 DOLLARS (\$10.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto **FRED A. MASTERSON, JR.**, the following described real property, situated in the County of Shelby, State of Alabama:

Lot 31, according to the map of Southern Hills, as recorded in Map Book 7, Page 72, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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.

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. 1998-11744.

\$ 74,386.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD UNTO THE SAID GRANTEE, his heirs and assigns forever, together with every contingent remainder and right of reversion.

IN WITNESS WHEREOF, the undersigned, on this 13th day of July, 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: Deborah A. Creel

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 Deborah A. Creel, 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 13th day of July, 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.

Given under my hand and official seal, this the 13th day of July, 1998.

Alden M. Lively
Notary Public
My Commission Expires: 11-29-99

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