

FHA CASE NO. 011-411135

PROPERTY ADDRESS: 1157 Highway 11, Chelsea, Alabama 35043

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

Send Tax Notice To:
Jeffrey A. Brown
1157 Highway 11
Chelsea, Alabama 35043

STATE OF ALABAMA
COUNTY OF SHELBY

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SALES PRICE \$50,112.00

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 **JEFFREY A. BROWN**, the following described real property, situated in the County of Shelby, State of Alabama:

See Exhibit "A" attached hereto and made a part hereof as if set forth in full herein for the complete legal description of the property being conveyed by this instrument.

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated December 16, 1997 and recorded in Instrument No. 1997-41924.

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. 1998-22209.

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SHELBY COUNTY JUDGE OF PROBATE
003 CRH 14.50

Insl # 1998-43793

\$ 52,262.00 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 23rd day of October, 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: Linda Hill Kemp

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 Linda Hill Kemp, 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 23rd day of October, 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 23rd day of October, 1998.

Robert H. Lanning
Notary Public
My Commission Expires: 11-29-99

EXHIBIT "A"

A parcel of land located in the SE 1/4 of the SE 1/4 of Section 36, Township 19 South, Range 2 West, more particularly described as follows:

Commence at the SW corner of the SE 1/4 of the SE 1/4 of said Section 36, and run East along the South line a distance of 300.00 feet to an iron pin and the point of beginning; thence continue along last described course a distance of 204.3 feet to the East side of a gravel drive; thence run North 5 deg. 19 min. 53 sec. West along the East side of said drive a distance of 302.6 feet to the Southeasterly right of way of Shelby County Highway No. 11; thence run South 54 deg. 40 min. 15 sec. West along said right of way a distance of 215.7 feet; thence run South 0 deg. 4 min. 56 sec. West a distance of 176.5 feet to the point of beginning; being situated in Shelby County, Alabama.

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