

FHA CASE NO. 011-431312

PROPERTY ADDRESS: 1321 Applegate Drive, Alabaster, Alabama 35007

This Instrument Prepared By:  
Timothy A. Massey  
1780 Gadsden Highway  
Birmingham, Alabama 35235

Send Tax Notice To:  
JAMES SHELTON & PATRICIA SHELTON  
102 Big Oak Drive  
Maylene, Alabama 35114

STATE OF ALABAMA  
COUNTY OF SHELBY

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()

SALES PRICE \$47,300.00

**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 SHELTON and PATRICIA SHELTON**, as joint tenants, with rights of survivorship, 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 July 7, 1999, and recorded in Instrument No. 1999-28433.

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. 1999-36998.

\$ 0.00 of the purchase price of the property described herein is being 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

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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 3<sup>rd</sup> day of April, 2000, has set his/her hand and seal as Single Family Housing Spec Customer Service Branch, DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, Columbia South Carolina, for and on behalf of the said Secretary of Housing and Urban Development, under authority and by virtue of the Code of Federal Regulations, Title 24, Chapter II, Part 200, Subpart D.

ANDREW M. CUOMO  
SECRETARY OF HOUSING AND URBAN  
DEVELOPMENT

BY: Rosanne S Miller  
Single Family Housing Specialist  
Customer Service Branch  
South Carolina State Office  
Housing Urban Development  
Columbia, South Carolina

STATE OF SOUTH CAROLINA ()  
COUNTY OF RICHLAND ()

I, the undersigned, a Notary Public in and for said County and in said State, do hereby certify that Rosanne Miller, whose is personally well known to me and known to be the duly appointed Single Family Hous Spec CUSTOMER SERVICE BRANCH, DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, Columbia, South Carolina, and the person who executed the foregoing instrument, by virtue of the authority vested in him/her by the Code of Federal Regulations, Title 24, Chapter II, Part 200, Subpart D, and acknowledged before me on this day that, being informed of the contents of this conveyance, he/she executed the same as Chief, Customer Service Branch, 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 3<sup>rd</sup> day of April, 2000.

Beverly C. Harrison  
Notary Public  
My Commission Expires: \_\_\_\_\_

Beverly C. Harrison  
Notary Public for South Carolina  
My Commission Expires: June 9, 2007

## EXHIBIT "A"

Lot 100, according to a Resurvey of Lots 1 through 64, 89 through 104 and A through C of Applegate Manor, as recorded in Map Book 10, page 25, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama, together with all of the rights, privileges, easements and appurtenant ownership interest in and to premises previously conveyed by Applegate Realty, Inc. to the Applegate Townhouse Association, Inc. by deed recorded in Probate Office of Shelby County, Alabama, in Real 65, page 201 and Real 318, page 135, and as more fully defined in the Declaration of Covenants, Conditions and Restrictions of Applegate Townhouse recorded in the Probate Office of Shelby County, in Real 63, page 634, as amended by Corporation Record 43, page 711, being situated in Shelby County, Alabama.

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