

000-1021  
FHA CASE NO. Q11-435408

PROPERTY ADDRESS: 1914 Chandalar Court, Pelham, Alabama 35124

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

Send Tax Notice To:  
KIM E. CREASMAN  
1914 Chandalar Court  
Pelham, Alabama 35124

STATE OF ALABAMA ()  
COUNTY OF SHELBY ()

SALES PRICE \$68,999.00

Inst # 2000-21000

06/23/2000-21000  
08:26 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE

004 MMS 19.50

### 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 **KIM E. CREASMAN**, 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 August 2, 1999, and recorded in Instrument No. 1999-32288.

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. 2000-00939.

\$ 65,500.00 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 GRANTEE, her heirs and assigns forever, together with every contingent remainder and right of reversion.

IN WITNESS WHEREOF, the undersigned, on this 9<sup>th</sup> day of June, 2000, has set his/her hand and seal as Single Family Housing Specialist, 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

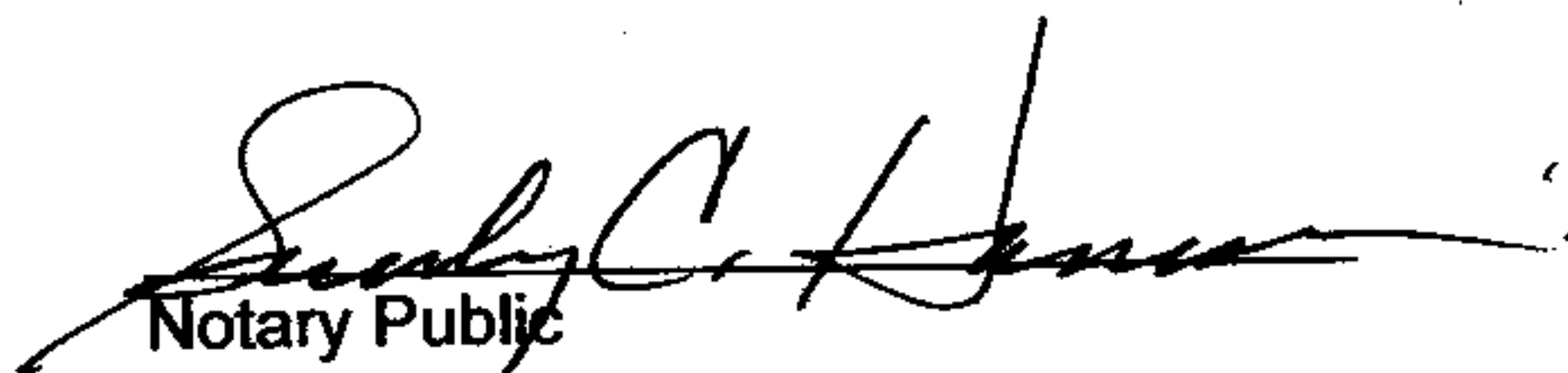
BY: Patti Jenkins

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 Patti Jenkins whose is personally well known to me and known to be the duly appointed Single Family Housing Specialist, 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 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 Single Family Housing Specialist, 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 9<sup>th</sup> day of June, 2000.



Notary Public

My Commission Expires: \_\_\_\_\_

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

EXHIBIT "A"

Unit "B", of Lot 1, Chandalar South Townhouses, as recorded in Map Book 6, Page 6, in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described as follows:  
Commence at the most Northerly corner of said Lot 1; thence in a Southeasterly direction along the Northeast line of said Lot 1, a distance of 54.69 feet; thence 90 degrees right in a Southwesterly direction a distance of 21.64 feet to the point of beginning, said point being further identified as being the point of intersection of the center lines of the wood fence enclosing the front of Units "A", "B", "C" and "D" and the center line of the wood fence common to Units "B" and "C"; thence continue in a southwesterly direction along the centerline of fence party wall and fence common to Units "B" and "C", a distance of 68.01 feet to the intersection of the center line of the last described fence and the center line of the fence enclosing the back of Units "A", "B", "C" and "D"; thence left in a Southeasterly direction along the center line of the last described wood fence a distance of 17.63 feet to the most Northerly corner of attached storage compartment; thence right in a Southwesterly direction along the Northwest wall of said storage compartment a distance of 5.19 feet; thence left in a Southeasterly direction along the Southwest wall of said storage compartment a distance of 7.07 feet; thence left in a Northeasterly direction along the Southeast wall of said storage compartment, the center line of a wood fence, party wall and wood fence common to Units "B" and "A" a distance of 72.98 feet to the center line of aforementioned fence enclosing front of Units "A", "B", "C" and "D"; thence left in a Northwesterly direction along last described center line a distance of 24.44 feet to the point of beginning; situated in Pelham, Shelby County, Alabama.

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