

STATE OF ALABAMA
COUNTY OF SHELBY

Ron W. Sellers
5665807
99-0859

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) cash in hand paid by THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT to SunTrust Mortgage, Inc. (hereinafter called "Grantor"), receipt whereof is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the said SECRETARY OF HOUSING AND URBAN DEVELOPMENT (hereinafter called "Grantee"), all right, title, interest and claim in or to the following described real estate lying and being situated in Shelby County, Alabama, to-wit:

Lot 220, according to the Amended Map of Phase II, Weatherly, Warwick Village Sector 17, as recorded in Map Book 22 Page 67 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD, to the said Grantee, its successors and assigns forever.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

This instrument is executed by the undersigned solely in the representative capacity named herein, and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on the part of the undersigned in its individual or corporate capacity, and the undersigned expressly limits its liability hereunder to the property now or hereafter held by it in the representative capacity named.

Inst # 2000-39516
11/14/2000-39516
01:21 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HMB 10.00

IN WITNESS WHEREOF, the said SunTrust Mortgage, Inc. by Curtis A. Spicher, its Vice
President, who is authorized to execute this conveyance, has hereto set its signature and seal, this 2 day
of Nov., 2000.

ATTEST (Corporate Seal)

SunTrust Mortgage, Inc.

By: [Signature]

Curtis A. Spicher

Its: Vice President

[Signature]
Asst Secretary
Rebecca W. Shala

STATE OF Virginia

COUNTY OF Richmond

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify
that Curtis A. Spicher and Vice President, whose names as
Rebecca W. Shala and Assistant Secretary, respectively, of SunTrust Mortgage, Inc., are signed
to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being
informed of the contents of said conveyance, they, as such officers and with full authority, executed the
same voluntarily for and as the act of said association, acting in its capacity as aforesaid.

Given under my hand and official seal, this the 2 day of

Nov., 2000
199

[Signature]

MY COMMISSION EXPIRES:

2-29-04

Notary Public

GRANTEE'S ADDRESS:

Department of Housing and Urban Development
Jennifer Pate
Best Assets-CitiWest JV
3420 Norman Berry Drive, Suite 600
Atlanta, GA 30354

This instrument prepared by:
Chalice E. Tucker
SHAPIRO & TUCKER, L.L.P.
2100 16th Avenue South - Suite 200
Birmingham, Alabama 35205

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11/14/2000-39516
01:21 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HMB 18.00