

01-1332

FHA CASE NO. 011-438283
PROPERTY ADDRESS: 225 West Willow Circle, Calera, Alabama 35040

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

Send Tax Notice To:
JESSE D. MORTON AND DOROTHY A. MORTON
225 West Willow Circle
Calera, Alabama 35040

STATE OF ALABAMA ()
COUNTY OF SHELBY ()

SALES PRICE \$105,500.00

**SPECIAL WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

KNOW ALL MEN BY THESE PRESENTS that **MEL MARTINEZ, 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 **JESSE D. MORTON and DOROTHY A. MORTON**, as joint tenants, with rights of survivorship, the following described real property, situated in the County of Shelby, State of Alabama:

Lot 7, according to the Survey of Marengo Subdivision, as recorded in Map Book 22, Page 123, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated August 30, 2000, and recorded in Instrument No. 2000-29835.

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. 2000-35680.

\$ 84,400.00 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. & \$15325.00 by second mortgage loan.

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 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 20th day of March, 2001, has set his/her hand and seal as the duly authorized representative of the 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.

MEL MARTINEZ
SECRETARY OF HOUSING AND URBAN
DEVELOPMENT

BY: Cheryl Berry
ITS: ATTORNEY-IN-FACT BY POWER OF ATTORNEY
DATED JUNE 19, 2000

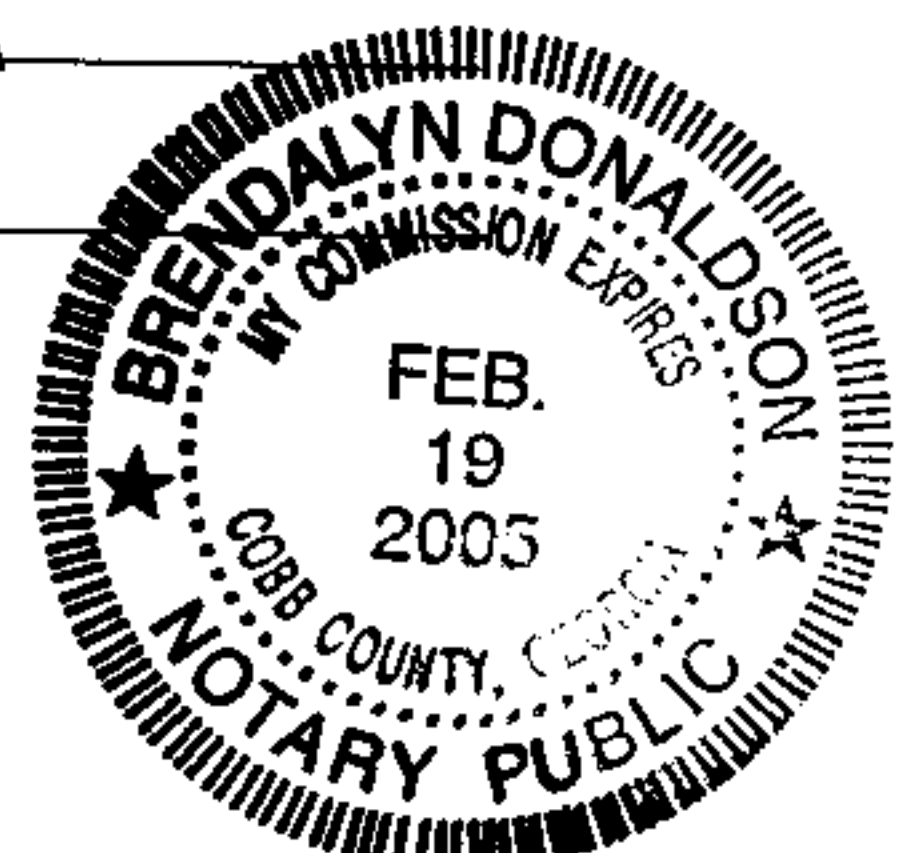
STATE OF GEORGIA ()
COUNTY OF FULTON ()

I, the undersigned, a Notary Public in and for said County and in said State, do hereby certify that Cheryl V. Berry, whose name as attorney-in-fact for the Secretary of Housing and Urban Development, and the person who executed the foregoing instrument, on this the 20th day of March, 2001, 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 voluntarily for and on behalf of MEL MARTINEZ, Secretary of Housing and Urban Development, on the day and year above stated.

Given under my hand and official seal, this the 20th day of March, 2001.

Brendalyn Donaldson
Notary Public
My Commission Expires: 2/19/05

04/03/2001-12228
10:17 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MB 32.50



Inst # 2001-12228