

COI-1344

FHA CASE NO. 011-420866  
PROPERTY ADDRESS: 208 Warwick Lane, Alabaster, Alabama 35007

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

Send Tax Notice To:  
JOHN RUTLEDGE & RACHAEL RUTLEDGE  
208 Warwick Lane  
Alabaster, Alabama 35007

STATE OF ALABAMA ()  
COUNTY OF SHELBY ()

SALES PRICE \$104,500.00

**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 **JOHN RUTLEDGE & RACHAEL RUTLEDGE**, as joint tenants, with rights of survivorship, the following described real property, situated in the County of Shelby, State of Alabama:

Lot 220, according to the Survey of 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.

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. 2000-39516.

\$ 104405.00 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 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 2nd day of April, 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: Bruce R. Boyd  
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 Bruce R. Boyd, 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 2nd day of April, 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 2nd day of April, 2001.



Belinda M. Masters  
Notary Public  
My Commission Expires: 7/12/2003

04/12/2001-13959  
10:46 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MB 11.50

Inst # 2001-13959