

001-1357

FHA CASE NO. 011-428879
PROPERTY ADDRESS: 177 St. Charles Drive, Helena, Alabama 35080

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

Send Tax Notice To: Inst # 2001-16823
WENDY C. COPE
177 St. Charles Drive
Helena, Alabama 35080

04/30/2001-16823
02:38 PM CERTIFIED

STATE OF ALABAMA ()
COUNTY OF SHELBY ()

SHELBY COUNTY JUDGE OF PROBATE

001 DLH 13.00

SALES PRICE \$105000.00

SPECIAL WARRANTY DEED

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 AND NO/100 DOLLARS (\$10.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto **WENDY C. COPE**, the following described real property, situated in the County of Shelby, State of Alabama:

Lot 20, according to the Survey of St. Charles Place, Phase II, Sector III, as recorded in Map Book 20, Page 39, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated May 16, 2000, and recorded in Instrument No. 2000-16918.

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. 2000-39130.

\$103377.00 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 16th 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

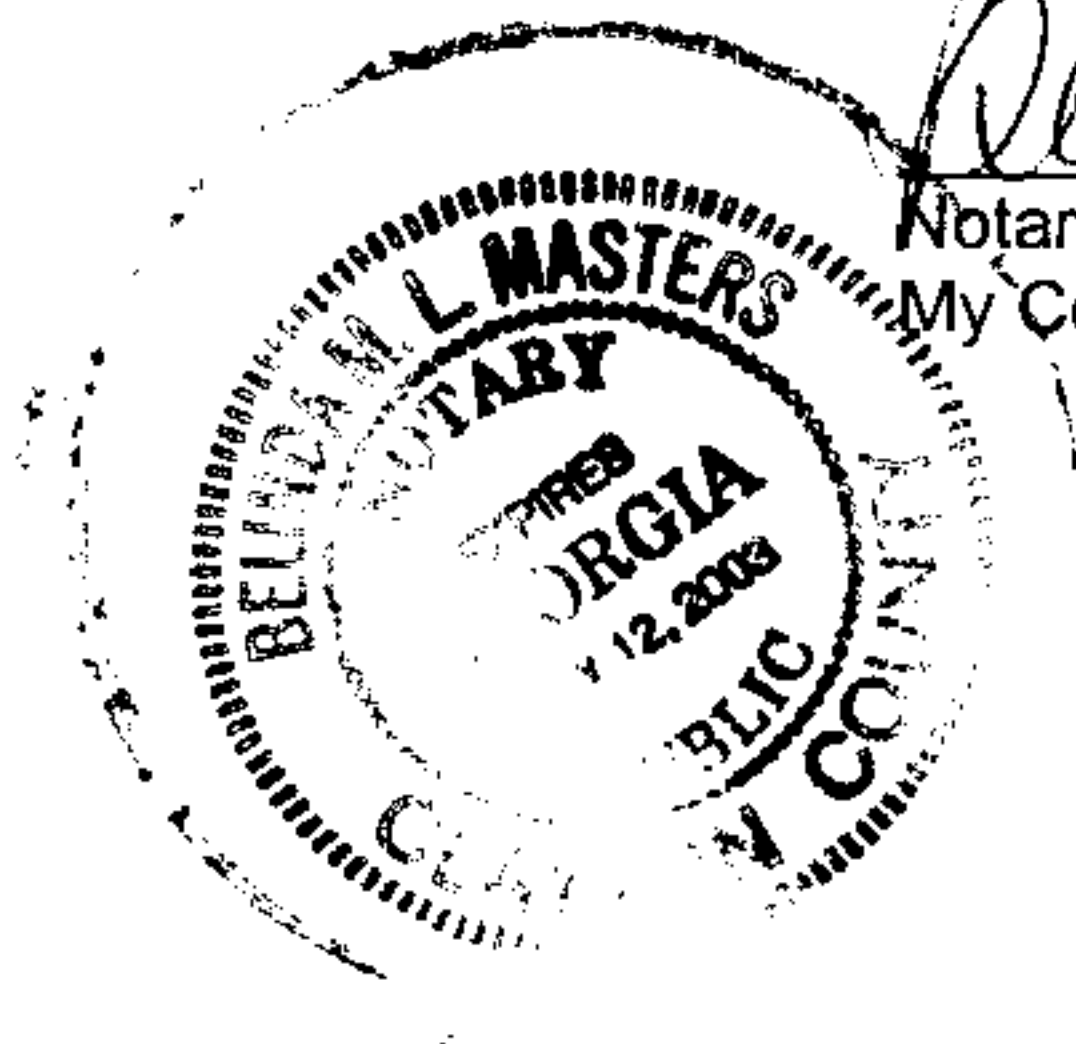
BY: [Signature]

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 16th 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 16th day of April, 2001.



Belinda M. Masters
Notary Public

My Commission Expires: 7/12/2003