

001-1470

FHA CASE NO. 011-421705
 PROPERTY ADDRESS: 703 Cahaba Manor Trail, Pelham, Alabama 35124

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

Send Tax Notice To:
 MARGARET SHARRIAN MURPHREE
 1032 Timberline Trail
 Birmingham, Alabama 35215

STATE OF ALABAMA ()
 COUNTY OF SHELBY () SALES PRICE \$56,800.00

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 MARGARET SHARRIAN MURPHREE, the following described real property, situated in the County of Shelby, State of Alabama:

Lot 6, except the Westerly 4.9 feet thereof, according to the Survey of Cahaba Manor Town Homes, First Addition, as recorded in Map Book 7, Page 57, in the Probate Office of Shelby County, Alabama.

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated November 27, 2000, and recorded in Instrument No. 2000-42770.

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. 2001-01845.

\$ 55,875.00 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 25th day of July, 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

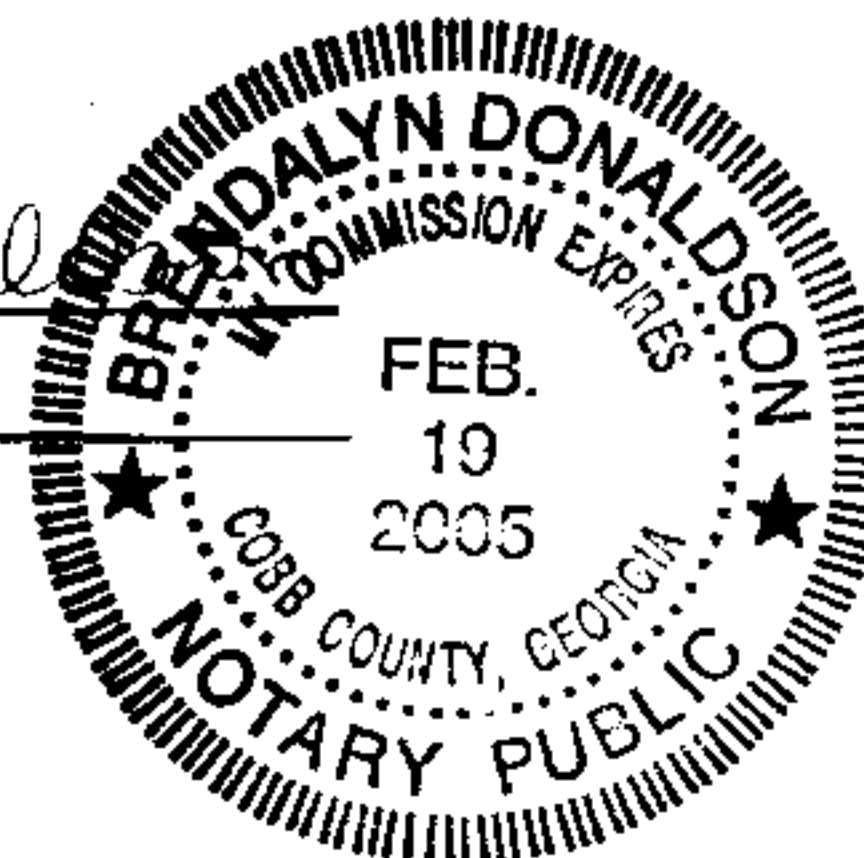
BY: Cheryl V. Berry
 ITS: ATTORNEY-IN-FACT BY POWER OF ATTORNEY
 DATED JUNE 19, 2000

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 25th day of July, 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 25th day of July, 2001.

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



Inst # 2001-31844

08/01/2001-31844
 10:45 AM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 001 CH 12.00