

001 1490

FHA CASE NO. 011-446225
PROPERTY ADDRESS: 182 Bonneville Drive, Calera, Alabama 35040

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

Send Tax Notice To:
MARK R. AND CHRISTIE W. LOLLAR
182 Bonneville Drive
Calera, Alabama 35040

STATE OF ALABAMA
COUNTY OF SHELBY

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()

SALES PRICE \$72500.00

**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 **MARK R. LOLLAR and CHRISTIE W. LOLLAR and ANN H. WATKINS**, as joint tenants, with rights of survivorship, the following described real property, situated in the County of Shelby, State of Alabama:

Lot 1, according to the Survey of Willow Cove, Phase I, as recorded in Map Book 23, Page 75, 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 January 17, 2001, and recorded in Instrument No. 2001-01874.

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. 2001-11641.

\$ 65,600.00 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 GRANTEEES 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 21st day of August, 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.

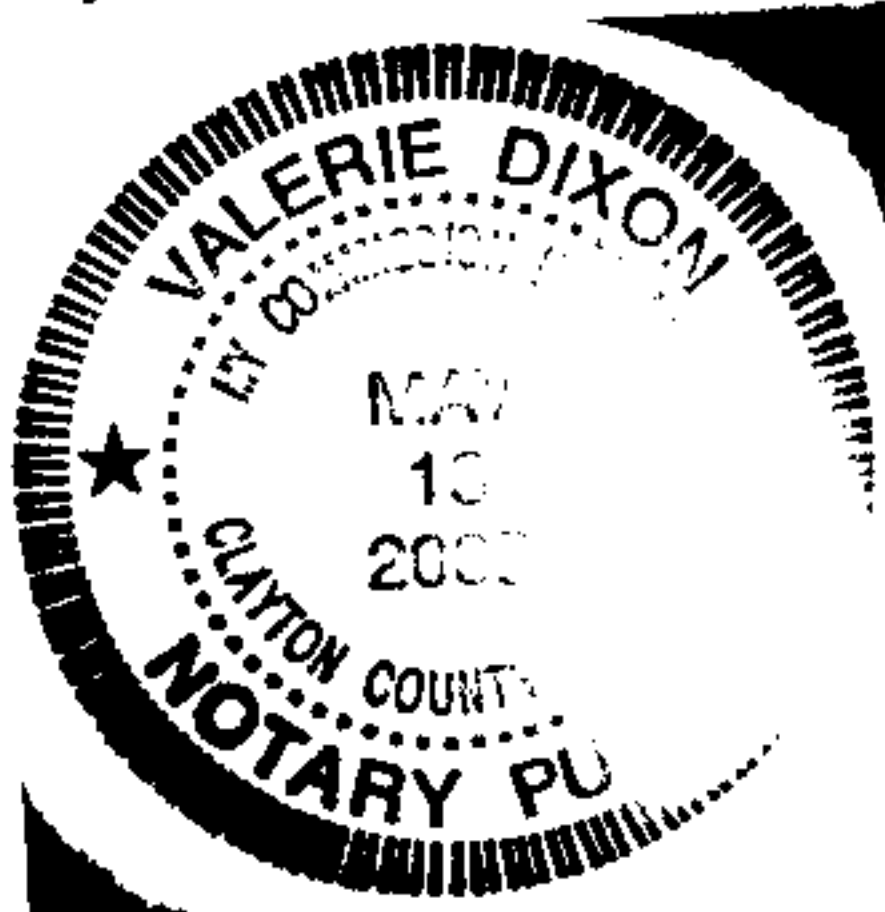
MEL MARTINEZ
SECRETARY OF HOUSING AND URBAN
DEVELOPMENT

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 21st day of August, 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 21st day of August, 2001.



Valerie Dixon
Notary Public

My Commission Expires: 5-16-03

00216-1002 # 15VI

08/22/2001-07298
11:25 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CR 16.00