

011-456061
SPECIAL
WARRANTY DEED

STATE OF ALABAMA
COUNTY OF Shelby

#54,000⁰⁰

KNOW ALL MEN BY THESE PRESENTS, that The United States Department of Housing and Urban Development, a/k/a Secretary of Housing and Urban Development, for and in consideration of TEN DOLLARS (\$10.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto **FLOSSIE RUSSELL**, single woman, and **SHERYL EARLY**, a married woman, as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real property situated in the County of Shelby, State of Alabama:

Lot 65, according to a Resurvey of Lots 1 through 64, Lots 89 through 104 and Lots A through C, Applegate Manor, as recorded in Map Book 10, Page 25 A, B, & C in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

THIS DEED IS NOT TO BE IN EFFECT UNTIL: SEP 12 2001

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated 5/16/01, Book 2001, Page 19897.

Subject, however, 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 USC 1441, et. seq.). Deed recorded in Book 2001, Page 19897.

TO HAVE AND TO HOLD to the said **FLOSSIE RUSSELL** and **SHERYL EARLY**, as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

IN WITNESS WHEREOF, the undersigned, on this 12th day of September, 2001, has set his or her hand as the duly authorized representative of the Secretary of Housing and Urban Development.

MEL MARTINEZ
SECRETARY OF HOUSING AND URBAN
DEVELOPMENT

BY: Cheryl V Berry
Cheryl V Berry
Best Assets/Citiwest JV Representing
Single Family Housing Specialist
Georgia State Office
Housing and Urban Development
Pursuant to Power-of-Attorney Previously Recorded

Inst # 2001-40474

09/19/2001-40474
09:48 AM CERTIFIED

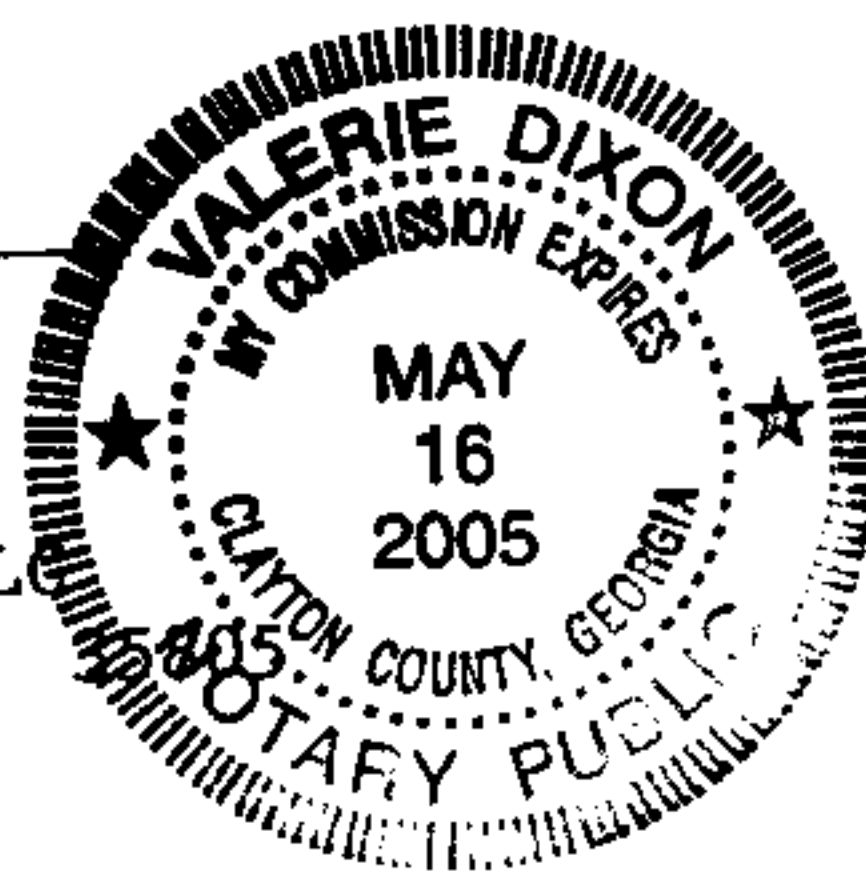
SHELBY COUNTY JUDGE OF PROBATE
001 MSR 65.00

STATE OF GEORGIA
COUNTY OF FULTON

I, the undersigned, a Notary Public in and for said County in said State, do hereby certify that Cheryl V Berry who is personally well known to me to be the duly authorized representative of the Secretary of Housing and Urban Development, and the person who executed the foregoing instrument bearing date SEP 12 2001, by virtue of the authority vested in him by the Code of Federal Regulations, Title 24, Chapter II, and acknowledged before me on this day that, being informed of the contents of this conveyance, 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 10th day of September, 2001.

Valerie Dixon
NOTARY PUBLIC
My Commission Expires:



This Instrument Prepared By: Ray Uhrig, Alabama Property Closers, LLC
2611 Artie St., Ste. 1, Huntsville, AL