

011-416599
SPECIAL
WARRANTY DEED

STATE OF ALABAMA
COUNTY OF Shelby
Mail To: JIMMY L. PARKER and CHERYL A. MAUNEY

Inst # 2001-45569

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 TWENTY THREE THOUSAND SEVEN HUNDRED Dollars and 00/100 (\$23,700.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto **JIMMY L. PARKER**, a unmarried man, and **CHERYL A. MAUNEY**, a unmarried 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:

A part of the SE 1/4 of the NW 1/4 of Section 5, Township 22, South, Range 3 West, described as follows: Begin at a point 1165 feet North and 770 feet West of Center Stake of Section 5, Township 22 South, Range 3 West, run North 14 degrees 10 minutes East 119.3 feet; thence North 89 degrees 50 minutes West 193.8 feet; thence South 2 degrees 10 minutes East 104.5 feet; thence South 85 degrees 50 minutes East 171 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to an access easement across the Westerly Side of the above described property:

Commence at a point 1165 feet North and 770 feet west of the center stake of Section 5, Township 22 South, Range 3 West, and Run North 85 degrees 50 minutes West a Deed distance of 171 feet to the point of beginning of herein described easement; thence North 2 degrees 10 minutes West 104.5 feet; thence right 92 degrees 20 minutes and run Easterly 15.0 feet; thence Southwesterly 105.57 feet; thence West 15 feet to the Point of Beginning; being situated in Shelby County, Alabama.

THIS DEED IS NOT TO BE IN EFFECT UNTIL: OCT 18 2001

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated 09/07/00, in instrument 2000/35743.

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 instrument 2001/11089.

TO HAVE AND TO HOLD to the said **JIMMY L. PARKER and CHERYL A. MAUNEY**, 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 OCT 18 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:  _____

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

10/22/2001-45569
03:40 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CH 38.00

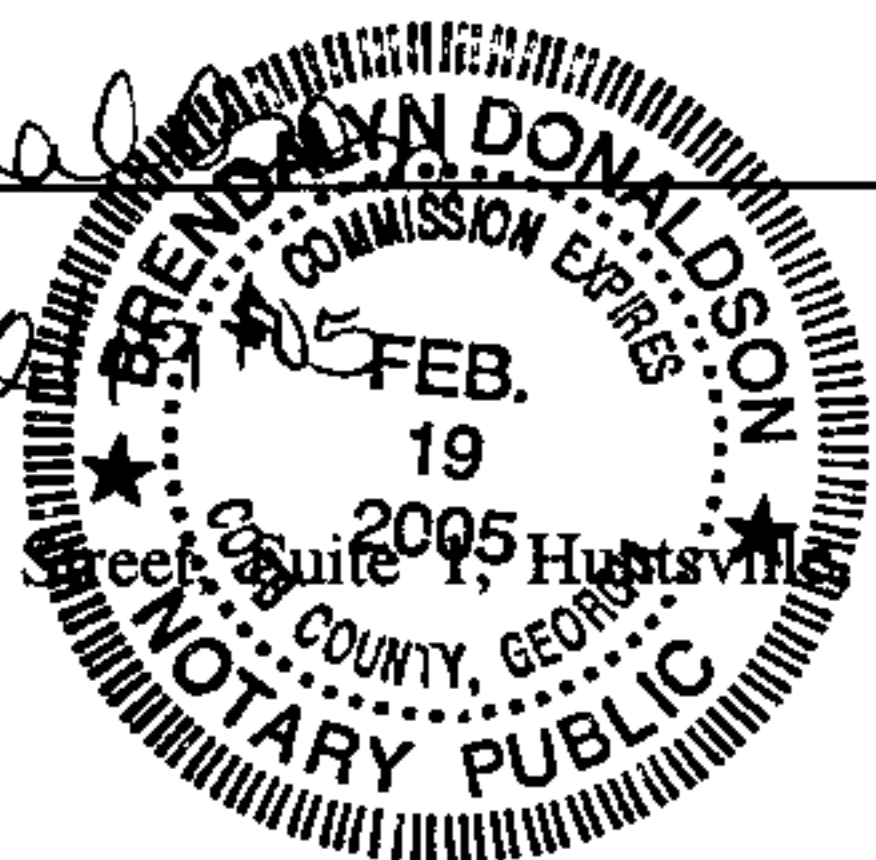
STATE OF GEORGIA
COUNTY OF FULTON

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 OCT 18 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 on _____.

Brendalyn Donaldson
NOTARY PUBLIC
My Commission Expires: 2 FEB. 19 2005

THIS INSTRUMENT PREPARED BY: Ray Uhrig, Attorney At Law, 2611 Artie Street, Suite 1, Huntsville, Alabama 35805



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