

011-426307
SPECIAL
WARRANTY DEED

STATE OF ALABAMA
COUNTY OF Shelby
GRANTEE'S ADDRESS:
BILLY J. HOLCOMBE, JR. and TERRI SMITH
222 6th Ave. SW
Birmingham, AL 35211

Inst # 2002-04005

KNOW ALL MEN BY THESE PRESENTS, that The United States Department of Housing and Urban Development, also known as Secretary of Housing and Urban Development, for and in consideration of ONE HUNDRED TWENTY-TWO THOUSAND Dollars and 00/100 (\$122,000.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto **BILLY J. HOLCOMBE, JR., a Single man, and TERRI SMITH, a Single 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 25, according to the Survey of Park Forest Subdivision, 5th Sector, as recorded in Map Book 17, Page 91, in the Probate Office of Shelby County, Alabama.

JAN 17 2002

THIS DEED IS NOT TO BE IN EFFECT UNTIL: _____

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated 09/05/01, in Book and Page/Instrument 2001/38214.

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 and Page/Instrument # 2001 / 50119.

TO HAVE AND TO HOLD to the said **BILLY J. HOLCOMBE, JR. and TERRI SMITH**, 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.

JAN 17 2002

IN WITNESS WHEREOF, the undersigned, on _____, 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: *[Signature]*

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

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 **JAN 17 2002**, 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 **JAN 17 2002**

Bernadine Donaldson

NOTARY PUBLIC
My Commission Expires 11/19/05

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

