

011-416215
SPECIAL
WARRANTY DEED

STATE OF ALABAMA
COUNTY OF **Shelby**
GRANTEE'S ADDRESS:
JULIE COOPER
4297 Highway 26
Columbiana, AL 35051

Inst # 2002-04238

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 FORTY-SIX THOUSAND FIVE HUNDRED Dollars and 00/100 (\$46,500.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto **JULIE COOPER**, a single woman, the following described real property situated in the County of **Shelby**, State of Alabama.

See Exhibit "A"

THIS DEED IS NOT TO BE IN EFFECT UNTIL: JAN 2 2 2002

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated 04/25/01 and recorded in Deed Book and Page/Instrument # 2001/16275, Probate Records of the above said county.

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 Deed Book and Page/Instrument # 2001/22114, Probate Records of said county.

TO HAVE AND TO HOLD to the said **JULIE COOPER**, his or her heirs and assigns forever.

IN WITNESS WHEREOF, the undersigned, on JAN 2 2 2002 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

01/24/2002-04238
12:18 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002C MEL

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 2 2 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 on JAN 2 2 2002


Notary Public

My commission expires FEB 19 2005

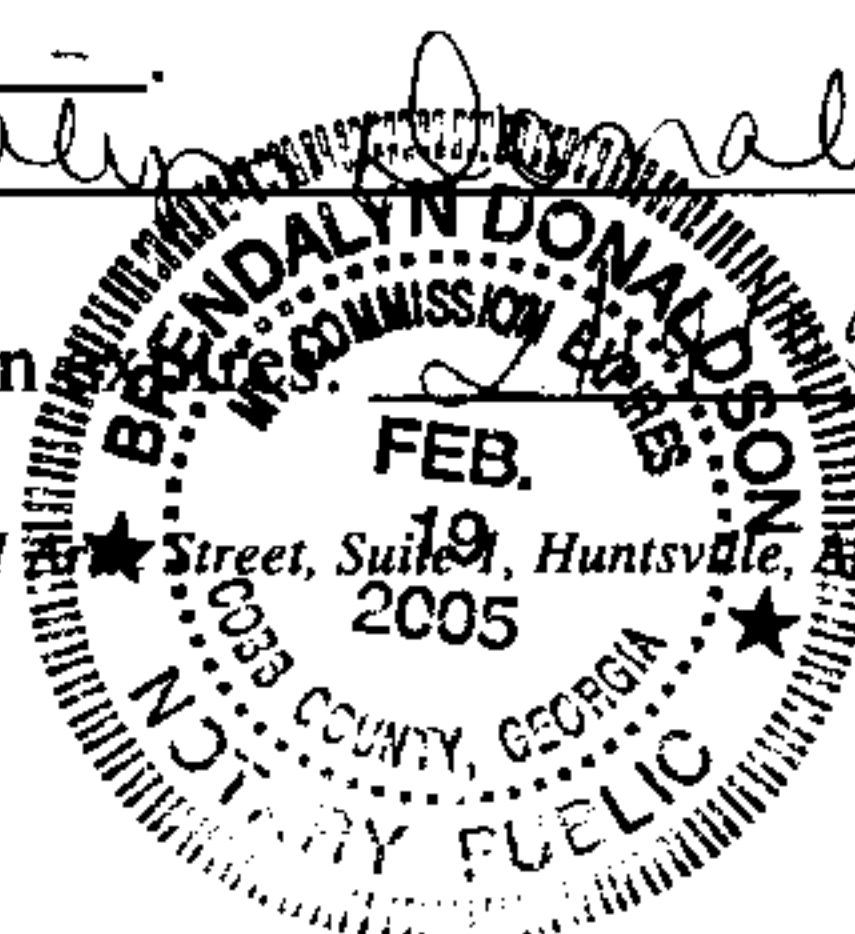


EXHIBIT "A"

A parcel of land in the NE 1/4 of the SE 1/4 of Section 14, Township 21 South, Range 2 West, Shelby County, Alabama, described as follows: Commence at the NW corner of the NE 1/4 of the SE 1/4 of Section 14, Township 21 South, Range 2 West, thence South 89 deg. 22 min. 54 sec. East for a distance of 181.58 feet; thence North 88 deg. 33 min. 53 sec. East a distance of 105.22 feet to the point of beginning; thence South 28 deg. 36 min. 43 sec. West for a distance of 207.05 feet to a point on the Northeasterly right of way line of Shelby County Highway No. 26 (80 foot right of way); thence South 61 deg. 40 min. 32 sec. East along said right of way for a distance of 235.05 feet; thence North 02 deg. 53 min. 23 sec. West and leaving said right of way for a distance of 295.99 feet; thence South 88 deg. 33 min. 53 sec. West for a distance of 87.32 feet to the point of beginning; being situated in Shelby County, Alabama.

01/24/2002-04238
12:18 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL. 27.50

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