

011-442203
SPECIAL
WARRANTY DEED

STATE OF ALABAMA
COUNTY OF **Shelby**
GRANTEE'S ADDRESS:
LATONYA R. THORNTON
205 Meriweather Lane
Calera, AL 35040

Inst # 2002-17219

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 EIGHTY-FIVE THOUSAND Dollars and 00/100 (\$85,000.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto **LATONYA R. THORNTON**, a married woman, the following described real property situated in the County of **Shelby**, State of Alabama.

Lot 63A, according to a resurvey of Lots 62 and 63 Meriweather, Sector 1, as recorded in Map Book 24, Page 82 in the Probate Office of Shelby County, Alabama.

THIS DEED IS NOT TO BE IN EFFECT UNTIL: MAR 15 2002

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated 06/13/01 and recorded in Deed Book and Page/Instrument # 2001/24339, 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 # 2001/41995, Probate Records of said county.

TO HAVE AND TO HOLD to the said **LATONYA R. THORNTON**, his or her heirs and assigns forever.

IN WITNESS WHEREOF, the undersigned, on MAR 15 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: *[Signature]*

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

Inst # 2002-17219

04/12/2002-17219
12:42 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CH 12.00

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 MAR 15 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 MAR 15 2002

[Signature]
Notary Public

My commission expires

THIS INSTRUMENT PREPARED BY: Ray Uhrig, Alabama Property Closers, LLC, 2611 1st Street, Suite 1, Birmingham, Alabama 35805

