

011-409958
SPECIAL
WARRANTY DEED

STATE OF ALABAMA
COUNTY OF **Shelby**
GRANTEE'S ADDRESS:
WILLIAM J. MUEHLBAUER
445 Selma Road
Montevallo, AL 35115

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-NINE THOUSAND TWO HUNDRED SEVENTY Dollars and 00/100 (\$49,270.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto **WILLIAM J. MUEHLBAUER**, a Single man, the following described real property situated in the County of **Shelby**, State of Alabama.

A Parcel of land situated in the NE ¼ of Section 4, Township 24 North, Range 12 East, in the City of Montevallo, Shelby County, Alabama, and being more particularly described as follows:

Commence at the Southwest corner of Section 28, Township 22 South, Range 3 West, Shelby County, Alabama; thence Southerly along the Extension of the West line of said Section 28, 44.01 feet; thence 85 degrees 41 minutes 34 seconds left 179.63 feet to the Point of Beginning; thence continue along last stated course 150.44 feet to the Westerly right of way of Alabama Highway No. 119, also known as Selma Street in the City of Montevallo, Alabama; thence 85 degrees 37 minutes 11 seconds right 99.61 feet along and with said westerly right of way; thence 94 degrees 59 minutes 36 seconds right and leaving said westerly right of way 150.57 feet; thence 85 degrees 00 minutes 24 seconds right 97.99 feet to the Point of Beginning. Mineral and mining rights excepted.

THIS DEED IS NOT TO BE IN EFFECT UNTIL: OCT 30 2002

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated 11/14/01 and recorded in Deed Book and Page/Instrument # 2001/52752, 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 # _____/_____, Probate Records of said county.

TO HAVE AND TO HOLD to the said **WILLIAM J. MUEHLBAUER**, his or her heirs and assigns forever.

IN WITNESS WHEREOF, the undersigned, on OCT 30 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: Cheryl M. Berry
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 OCT 30 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 OCT 30 2002

Maisha

Notary Public

My commission expires: 03-05-04

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

