

011-453583  
SPECIAL  
WARRANTY DEED

STATE OF ALABAMA  
COUNTY OF **Shelby**  
GRANTEE'S ADDRESS:  
REAL ESTATE GURUS, INC.  
907 Montgomery Hwy  
Vestavia, AL 35216

**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 **SEVENTY-NINE THOUSAND Dollars and 00/100 (\$79,000.00)**, the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto **REAL ESTATE GURUS, INC.**, an Alabama company, the following described real property situated in the County of **Shelby**, State of Alabama.

*Lot 27, in Block 5, Oak Mountain Estates, Third Sector, according to the Map as recorded in Map Book 5, page 83, in the Office of the Judge of Probate of Shelby County, Alabama.*

**THIS DEED IS NOT TO BE IN EFFECT UNTIL:** DEC 05 2002

**Subject to** all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated 02/19/02 and recorded in Deed Book and Page/Instrument # 2002/10278, 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 # 20020624/296450, Probate Records of said county.

**TO HAVE AND TO HOLD** to the said **REAL ESTATE GURUS, INC.**, his or her heirs and assigns forever.

**IN WITNESS WHEREOF**, the undersigned, on DEC 05 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]  
Yolanda Y Sharpe

Best Assets/Citiwest JV Representing  
Single Family Housing Specialist  
Georgia State Office  
Housing and Urban Development  
Pursuant to Power-of-Attorney 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 Yolanda Y Sharpe 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 DEC 05 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 DEC 05 2002.

[Signature]  
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

