

011-433791
SPECIAL
WARRANTY DEED

STATE OF ALABAMA
COUNTY OF **Shelby**
GRANTEE'S ADDRESS:
MICHAEL T. SWORDS
2826 Hwy 25
Wilton, 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 FIFTY-FIVE THOUSAND Dollars and 00/100 (\$55,000.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto **MICHAEL T. SWORDS**, a Single man, the following described real property situated in the County of **Shelby**, State of Alabama.

A parcel of land in the Southwest 1/4 of the Northwest 1/4 of Section 9, Township 24 North, Range 12 East, described as follows: Commence at the Northwest corner of the lot known as the W.S. Thompson Home Lot; proceed Northeasterly along the Southeasterly right of way of Alabama Highway 25, a distance of 226.39 feet to the point of beginning, continue along said right of way a distance of 50 feet; turn an angle to the right of 101 degrees 37 minutes 12 seconds a distance of 277.33 feet to the North line of said Thompson Lot; turn an angle to the right of 129 degrees 18 minutes 33 seconds a distance of 177.89 feet along said line; turn an angle to the right of 80 degrees 31 minutes 55 seconds a distance of 178.19 feet to the point of beginning. ALSO, and easement for ingress and egress as shown on the above plat.

THIS DEED IS NOT TO BE IN EFFECT UNTIL: ~~NOV~~ 14 2002

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated 06/21/02 and recorded in Deed Book and Page/Instrument # 20020712000³²³¹⁷⁰, 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 **MICHAEL T. SWORDS**, his or her heirs and assigns forever.

IN WITNESS WHEREOF, the undersigned, on ~~NOV~~ 17 2002 ^{CHB} 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 V. Berry

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 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 17 DEC 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 17 DEC 2002.

[Signature]

Notary Public

My commission expires: 03-05-04

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

