

011-442107
SPECIAL
WARRANTY DEED

STATE OF ALABAMA
COUNTY OF Shelby
GRANTEE'S ADDRESS:
ANTHONY TODD SIMMONS and
JODY S. SIMMONS
33 Monte Tierra Trail
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 EIGHTY-FOUR THOUSAND Dollars and 00/100 (\$84,000.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto ANTHONY TODD SIMMONS and JODY S. SIMMONS, husband and wife, as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real property situated in the County of **Shelby**, State of Alabama:

Lot 33, according to the Survey of Monte Tierra 1st Addition, as recorded in Map Book 5, page 114, in the Probate Office of Shelby County, Alabama.

THIS DEED IS NOT TO BE IN EFFECT UNTIL: JAN 22 2003

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated 07/12/02, in Book and Page/Instrument 2002073/351460.

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 Book and Page/Instrument # 20020919/451720.

TO HAVE AND TO HOLD to the said ANTHONY TODD SIMMONS and JODY S. SIMMONS, as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

IN WITNESS WHEREOF, the undersigned, on JANUARY 16, 2003, 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
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


20030129000052150 Pg 1/1 15.50
Shelby Cnty Judge of Probate, AL
01/29/2003 09:04:00 FILED/CERTIFIED

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 1/16/03, 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 and official seal on

1/16/03

Tanna Ware
NOTARY PUBLIC

My Commission Expires

TANNA WARE

Notary Public, State Of Georgia
Qualified In Clayton County

Commission Expires June 20, 2004

THIS INSTRUMENT PREPARED BY: Ray Uhrig, Attorney At Law, 2611 Arlie Street, Suite 1, Huntsville, Alabama 35805