

011-459508  
SPECIAL  
WARRANTY DEED

STATE OF ALABAMA  
COUNTY OF Shelby  
GRANTEE'S ADDRESS:  
RONALD R. SUTTON and  
JANICE F. SUTTON

2816 Bridlewood Terrace  
Helena, AL 35880

20030206000072990 Pg 1/1 15.00  
Shelby Cnty Judge of Probate, AL  
02/06/2003 09:51:00 FILED/CERTIFIED

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 ONE HUNDRED TWENTY THOUSAND EIGHT HUNDRED Dollars and 00/100 (\$120,800.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto **RONALD R. SUTTON and JANICE F. SUTTON, 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 41, according to the survey of Bridlewood Parc, Sector Two, as recorded in Map Book 17, Page 111, in the Probate Office of Shelby County, Alabama.*

**THIS DEED IS NOT TO BE IN EFFECT UNTIL:** JAN 30 2003

**Subject to** all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated 4-8-02 in Book and Page/Instrument 2002/16237

2002082/0000595440

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 # 20021204/000003980

**TO HAVE AND TO HOLD** to the said **RONALD R. SUTTON and JANICE F. SUTTON**, 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 27, 2003  
Yolanda Y. Sharpe, 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-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 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 1/27/03, 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 January 27, 2003

[Signature]  
NOTARY PUBLIC

TANNA WARE

My Commission Expires: Notary Public, State Of Georgia  
Qualified In Clayton County

Commission Expires June 20, 2004

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