

011-466527
SPECIAL
WARRANTY DEED

STATE OF ALABAMA/
COUNTY OF Shelby

20030228000122870 Pg 1/1 12:00
Shelby Cnty Judge of Probate, AL
02/28/2003 10:03:00 FILED/CERTIFIED

GRANTEE'S ADDRESS:

TERRY E. BYRD and LISA M. BYRD

126 Wilson Glen Drive
Wilsonville, AL 35786

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 SIXTY-FOUR THOUSAND EIGHT HUNDRED Dollars and 00/100 (\$64,800.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto **TERRY E. BYRD and LISA M. BYRD, 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 45, according to the survey of Wilson's Glen, 1st Sector, as recorded in Map Book 27, Page 47, in the Probate Office of Shelby County, Alabama.

THIS DEED IS NOT TO BE IN EFFECT UNTIL: February 26, 2003

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated 05/15/02, in Book and Page/Instrument 20020515/230150.

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 # 20020626/299980.

TO HAVE AND TO HOLD to the said **TERRY E. BYRD and LISA M. BYRD**, 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 February 20, 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: 

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

Regina Lowery
February 20, 2003
I, the undersigned, a Notary Public in and for said County in said State, do hereby certify that Regina Lowery 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 February 20, 2003, 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 February 20, 2003


NOTARY PUBLIC

TANNA WARE

My Commission Expires June 20, 2004
Notary Public, State Of Georgia
Qualified In Clayton County

✓ THIS INSTRUMENT PREPARED BY: Ray Uhrig, Attorney At Law, 2601 American Express, Suite 9, Huntsville, Alabama 35805