

011-446036  
SPECIAL  
WARRANTY DEED

STATE OF ALABAMA  
COUNTY OF **Shelby**  
GRANTEE'S ADDRESS:  
BRETT K. BELL  
253-Cahaba Oaks Trail  
Indian Springs, AL 35724

**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 SIXTEEN THOUSAND FIVE HUNDRED FORTY Dollars and 00/100 (\$116,540.00)**, the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto **BRETT K. BELL**, a married man, the following described real property situated in the County of **Shelby**, State of Alabama.

*Part of Lot 48, Davenport's Addition to Riverchase West, Sector 4, as recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 8, Page 64, being more particularly described as follows: Beginning at the most Easterly corner of said Lot 48, run in a Southwesterly direction along the East line of said Lot 48, which is the West right of way line of Mountain Laurel Lane, for a distance of 14.16 feet to a point of curve, said curve being concave in a Southeasterly direction and having a radius of 280.00 feet; thence turn an angle to the left and run Southwesterly along the arc of said curve for a distance of 20.04 feet; thence turn an angle to the right (92 degrees 33 minutes 22 seconds from chord of said 20.04 arc) and run in a Northwesterly direction for a distance of 199.47 feet to the Northwest corner of said Lot 48; thence turn an angle to the right of 132 degrees 45 minutes 33 seconds and run Northeasterly along the North line of said Lot 48 for a distance of 44.96 feet to the most Northerly corner of said Lot 48; thence turn an angle to the right of 46 degrees 50 minutes 43 seconds and run in a Southeasterly direction along the Northeast line of said Lot 48 for a distance of 167.93 feet to the point of beginning; being situated in Shelby County, Alabama.*

**THIS DEED IS NOT TO BE IN EFFECT UNTIL:** **MAR 6 2003**

**Subject to** all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated 5-30-01 and recorded in Deed Book and Page/Instrument # 2001/26848, 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 # 3467/002, Probate Records of said county.

**TO HAVE AND TO HOLD** to the said **BRETT K. BELL**, his or her heirs and assigns forever.

**IN WITNESS WHEREOF**, the undersigned, on 2/18/03 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

I, the undersigned, a Notary Public in and for said County in said State, do hereby certify that Regi 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 2/18/03, 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 on 2/18/03  
[Signature]  
Notary Public  
My commission expires: 08-05-04

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

