

011-430797
SPECIAL
WARRANTY DEED

STATE OF ALABAMA
COUNTY OF Shelby
GRANTEE'S ADDRESS:
THOMAS L. ELLISON and
WANDA L. ELLISON

20030716000451190 Pg 1/2 117.50
Shelby Cnty Judge of Probate, AL
07/16/2003 13:32:00 FILED/CERTIFIED

1 Oak Ridge Dr.
Pelham, AL 35124

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 THREE THOUSAND FIVE HUNDRED Dollars and 00/100 (\$103,500.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto **THOMAS L. ELLISON and WANDA L. ELLISON, 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:

A parcel of land located in the SE 1/4 of the NE 1/4 of Section 12, Township 20 South, Range 3 West, said tract being more particularly described as follows: Begin at the SW corner of the SE 1/4 of the NE 1/4 of Section 12, Township 20 South, Range 3 West, Shelby County, Alabama; thence North along the West line of said Quarter-Quarter section for 135.49 feet to the South right of way line of Ridge Lane; thence turn right 72°40' along said right of way line for 113.64 feet to the beginning of a curve to the right having a radius of 119.32 feet, central angle of 51°45' and longchord 104.14 feet; thence continue along said right of way and curve for 107.77 feet to the tangent of said curve; thence along the extended tangent for 252.53 feet to the intersection of the South right of way of Ridge Lane and the North right of way of Oak Ridge Drive; thence turn right 69°48' along said North right of way for 18.18 feet; thence turn right 90°00' continuing along said right of way for 146.85 feet to the beginning of a curve to the left having a radius of 258.20 feet, central angle 46°17' and longchord 202.95 feet; thence continue along said right of way and curve 208.57 feet to the South line of said 1/4-1/4; thence turn right along said South 1/4-1/4 line for 72.52 feet to the SW corner of the SE 1/4 of the NE 1/4 of said Section 12, and the point of beginning. Being situated in Shelby County, Alabama. Also, a lot or parcel of land lying and being situated in the Northeast 1/4 of the Southeast 1/4, Section 12, Township 20 South, Range 3 West, Shelby County, Alabama, desribed as follows: From the Northwest corner of said Quarter-Quarter Section, run East along the North line of said Quarter-Quarter Section for 82.2 feet to a point on the northerly right of way Line of a 60 foot paved public road, as the same this day lies; run thence in a Southwesterly direction and along said line of said road for 105.2 feet to a point where said line intersects the West line of said Quarter-Quarter section; run thence North along said West line of said Quarter-Quarter section for 63.2 feet, and back to the point of beginning.

THIS DEED IS NOT TO BE IN EFFECT UNTIL: JUN 05 2003

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated 10/8/02, in Book and Page/Instrument 20021011/497960

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 # 200211/621710

TO HAVE AND TO HOLD to the said **THOMAS L. ELLISON and WANDA L. ELLISON**, 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 JUN 05 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 Berry

Cheryl W. Berry
Best Assets/Citiwest JV Representing
Single Family Housing Specialist
Georgia State Office
Housing and Urban Development

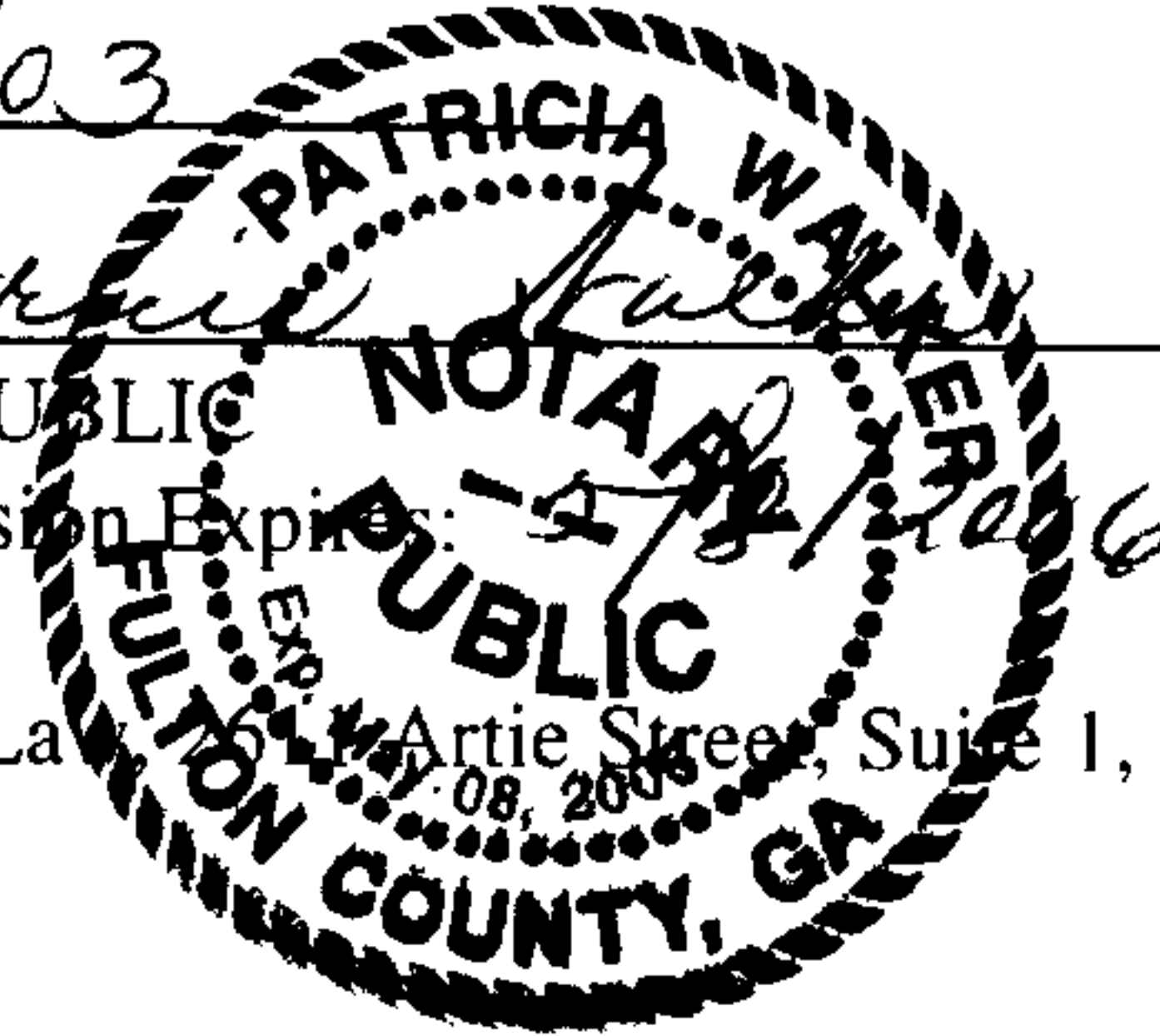
STATE OF GEORGIA
COUNTY OF FULTON

I, the undersigned, a Notary Public in and for said County in said State, do hereby certify that Cheryl 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 6/5/03, 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 6/5/03

NOTARY PUBLIC

My Commission Expires: 5/8/2006



THIS INSTRUMENT PREPARED BY: Ray Uhrig, Attorney At Law, 654 Artie Street, Suite 1, Huntsville, Alabama 35805