

011-465901
SPECIAL
WARRANTY DEED

STATE OF ALABAMA
COUNTY OF **Shelby**
GRANTEE'S ADDRESS:
DEBRA SPRINGER HALL
104 King Arthur Place
Alabaster, AL 35007

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 NINETY-FIVE THOUSAND Dollars and 00/100 (\$95,000.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto **DEBRA SPRINGER HALL**, a SINGLE woman, the following described real property situated in the County of **Shelby**, State of Alabama.

Lot 27, according to the Survey of Spring Gate Sector One, Phase Three, as recorded in Map Book 20, Page 82, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

THIS DEED IS NOT TO BE IN EFFECT UNTIL: August 29, 2003

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated 5-12-03 and recorded in Deed Book and Page/Instrument # 20030527, Probate Records of the above said county.
324730

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 # / , Probate Records of said county.
20030708000429730

TO HAVE AND TO HOLD to the said **DEBRA SPRINGER HALL**, his or her heirs and assigns forever.

IN WITNESS WHEREOF, the undersigned, on AUGUST 22, 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: Belinda Masters

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 Belinda Masters 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 8/22/03, 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 8/22/03

Tanna Ware
Notary Public

My commission expires

TANNA WARE
Notary Public, State Of Georgia
Qualified in Clayton County
Commission Expires June 20, 2004