

STATE OF ALABAMA  
COUNTY OF SHELBY

Milligan R. Hudson  
703658953  
02-0640L

**SPECIAL WARRANTY DEED**


KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) cash in hand paid by THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT to Citimortgage, Inc. (hereinafter called "Grantor"), receipt whereof is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the said SECRETARY OF HOUSING AND URBAN DEVELOPMENT (hereinafter called "Grantee"), all right, title, interest and claim in or to the following described real estate lying and being situated in Shelby County, Alabama, to-wit:

A lot or parcel of land in the Town of Helena, Alabama, more particularly described as follows: Commence at the Northeast corner of Major Wilson property at a point on the South line of Rich Mitchell property; thence run S 2 degrees 30' W along the east line of Major Wilson property a distance of 190.13 feet to the point of beginning; thence continue along same line a distance of 126.61 feet; thence run N 75 degrees 39' W a distance of 102.18 feet; thence run N 2 degrees 30' E a distance of 105.63 feet; thence run S 87 degrees 30' E a distance of 100.0 feet to the point of beginning.

TO HAVE AND TO HOLD, to the said Grantee, its successors and assigns forever.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

This instrument is executed by the undersigned solely in the representative capacity named herein, and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on the part of the undersigned in its individual or corporate capacity, and the undersigned expressly limits its liability hereunder to the property now or hereafter held by it in the representative capacity named.

  
20030917000625640 Pg 1/2 15.00  
Shelby Cnty Judge of Probate, AL  
09/17/2003 12:55:00 FILED/CERTIFIED

Shapiro & Tucker

IN WITNESS WHEREOF, the said CitiMortgage, Inc. by Michael V. Capps its Senior Vice President, who is authorized to execute this conveyance, has hereto set its signature and seal, this 10 day of September 2003.

ATTEST (Corporate Seal)

Denise C. Bliven-Sirko  
Secretary  
**Denise C. Bliven-Sirko**  
Assistant Vice President

CitiMortgage, Inc.  
By: Michael V. Capps  
**Michael V. Capps**  
Senior Vice President  
Its: \_\_\_\_\_

STATE OF \_\_\_\_\_

COUNTY OF State of Michigan  
County of Oakland

20030917000625640 Pg 2/2 15.00  
Shelby Cnty Judge of Probate, AL  
09/17/2003 12:55:00 FILED/CERTIFIED

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that \_\_\_\_\_

Denise C. Bliven-Sirko and Michael V. Capps, whose names as  
Assistant Vice President and Senior Vice President, respectively, of CitiMortgage, Inc., are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, they, as such officers and with full authority, executed the same voluntarily for and as the act of said association, acting in its capacity as aforesaid.

Given under my hand and official seal, this the 10 day of September, 2003.

MY COMMISSION EXPIRES:

Mark B. Healy  
Notary Public

GRANTEE'S ADDRESS:

Department of Housing and Urban Development  
Jennifer Pate  
Best Assets-CitiWest JV  
3420 Norman Berry Drive, Suite 600  
Atlanta, GA 30354

This instrument prepared by:

Chalice E. Tucker  
SHAPIRO & TUCKER, L.L.P.  
2100 16th Avenue South - Suite 200  
Birmingham, Alabama 35205