

011-452961
SPECIAL
WARRANTY DEED

STATE OF ALABAMA
COUNTY OF Shelby
GRANTEE'S ADDRESS:

EVAN W. CLEMMONS
126 Meriweather Way
Calera, AL 35040

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 EIGHTY-SEVEN THOUSAND Dollars and 00/100 (\$87,000.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto EVAN W. CLEMMONS, a Single man, the following described real property situated in the County of Shelby, State of Alabama.

Lot 77, according to the Survey of Meriweather, Sector 2, as recorded in Amp Book 25, Page 94, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

THIS DEED IS NOT TO BE IN EFFECT UNTIL: NOV 20 2003

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated 04/01/03 and recorded in Deed Book and Page/Instrument # 20030411/222700, 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 # 20030806/512610, Probate Records of said county.

TO HAVE AND TO HOLD to the said EVAN W. CLEMMONS, his or her heirs and assigns forever.

IN WITNESS WHEREOF, the undersigned, on NOV 19 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: *[Signature]*

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 Maskus 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 11/19/03, 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 11/19/03

Notary Public

[Signature]
TANNA WARE
Notary Public, State Of Georgia
Qualified In Clayton County

Commission Expires June 20, 2004

THIS INSTRUMENT PREPARED BY: Ray Uhrig, Alabama Property Closers, LLC, 2611 Artie Street, Suite 1, Huntsville, Alabama 35894