

011-460497
SPECIAL
WARRANTY DEED

STATE OF ALABAMA
COUNTY OF **Shelby**
GRANTEE'S ADDRESS:
HEATH EDWARDS
218 HIDDEN CREEK DRIVE
PELHAM, AL 35214

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 Dollars and 00/100 (\$116,000.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto **HEATH EDWARDS**, a single man, the following described real property situated in the County of **Shelby**, State of Alabama.

Lot 150, according to the survey of phase one, Hidden Creek III as recorded in Map Book 26, Page 13 in the Probate Office of Shelby County, Alabama.

THIS DEED IS NOT TO BE IN EFFECT UNTIL: APR 06 2004

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated 11-11-03 and recorded in Deed Book and Page/Instrument # 2003112000, Probate Records of the above said county.
766690


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.

TO HAVE AND TO HOLD to the said **HEATH EDWARDS**, his or her heirs and assigns forever.

IN WITNESS WHEREOF, the undersigned, on 3/26/04 has set his or her hand as the duly authorized representative of the Secretary of Housing and Urban Development.

ALPHONSO JACKSON
DEPUTY SECRETARY OF HOUSING AND
URBAN DEVELOPMENT

By: [Signature]
Senior Asset Specialist
Best Assets/Citiwest JV Representing
Single Family Housing Specialist
Georgia State Office
Housing and Urban Development
Pursuant to Power-of-Attorney Previously Recorded


20040408000182700 Pg 1/1 14.50
Shelby Cnty Judge of Probate, AL
04/08/2004 13:25:00 FILED/CERTIFIED

STATE OF GEORGIA
COUNTY OF FULTON

I, the undersigned, a Notary Public in and for said County in said State, do hereby certify that Rhonda Sharone Marley who is personally well known to me to be the duly authorized representative of the Deputy Secretary of Housing and Urban Development, and the person who executed the foregoing instrument bearing date 3/26/04, 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 Alphonso Jackson, Deputy Secretary of Housing and Urban Development, on the day and year above stated.

Given under my hand on 3/26/04.

[Signature]
TANNA WARE
Notary Public, State Of Georgia
My commission expires June 20, 2004
Qualified in Clayton County

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