

011-468181
SPECIAL
WARRANTY DEED

STATE OF ALABAMA
COUNTY OF **Shelby**
GRANTEE'S ADDRESS:
SHANNON KILGORE
P.O. Box 1177
Columbia, AL 35051

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 FORTY-SIX THOUSAND ONE HUNDRED SEVENTY-FIVE Dollars and 00/100 (\$46,175.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto **SHANNON KILGORE**, a married man, the following described real property situated in the County of **Shelby**, State of Alabama.

Parcel "B"

Commence at the SW corner of the SE 1/4 of the SW 1/4 of Section 31, Township 20 South, Range 2 East; thence run Easterly along the south line thereof 97.00 to the Southeasterly R/W of Shelby County Highway 25 and the Point of Beginning; thence continue along the last described course for 218.20 feet; thence 73 degrees 25 minutes 01 second left run Northeasterly for 56.77 feet; thence 84 degrees 49 minutes 30 seconds left run Northwesterly for 182.28 feet to the Southeasterly R/W of aforesaid county highway; thence 83 degrees 40 minutes 0 seconds left run Southwesterly along said R/W for 138.27 feet to the point of beginning.

THIS DEED IS NOT TO BE IN EFFECT UNTIL: APR 08 2004

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated 10/07/03 and recorded in Deed Book and Page/Instrument # 2003102/700000, 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 # 20031121/766680, Probate Records of said county.


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

IN WITNESS WHEREOF, the undersigned, on 4-5-04 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: 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


20040412000189580 Pg 1/1 57.50
Shelby Cnty Judge of Probate, AL
04/12/2004 14:00:00 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 Belinda Masters 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 4/5/04, 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 4-5-04.


ANNA WARE
Notary Public, State Of Georgia
Qualified In Clayton County
My commission expires Commission Expires June 20, 2004