

011-426514  
SPECIAL  
WARRANTY DEED

STATE OF ALABAMA  
COUNTY OF **Shelby**  
GRANTEE'S ADDRESS:  
**SEAN ROBERTSON**  
1225 Amberley Woods Dr.  
Helen, AL 35080

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 TWENTY-FIVE THOUSAND Dollars and 00/100 (\$125,000.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto **SEAN ROBERTSON**, an unmarried man, the following described real property situated in the County of **Shelby**, State of Alabama.

*Lot 124, according to the Amended Map of Amberley Woods, 6th Sector, as recorded in Map Book 22, page 48 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.*

THIS DEED IS NOT TO BE IN EFFECT UNTIL: APR 30 2004

**Subject to** all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated 01/13/04 and recorded in Deed Book and Page/Instrument # 2004012/33430, 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 # 20040204/67680, Probate Records of said county.


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

**IN WITNESS WHEREOF**, the undersigned, on 4/22/04 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]*

Best Assets/Citiwest/JV Representing  
Single Family Housing Specialist  
Georgia State Office  
Housing and Urban Development  
Pursuant to Power-of-Attorney Previously Recorded

  
20040505000237680 Pg 1/1 37.00  
Shelby Cnty Judge of Probate, AL  
05/05/2004 15:28:00 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 Shafer Henley* 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 4/22/04, 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 4/22/04

*[Signature]*  
Notary Public

My commission

