

011-457541  
SPECIAL  
WARRANTY DEED

STATE OF ALABAMA  
COUNTY OF **Shelby**  
GRANTEE'S ADDRESS:  
**SARA K. NABORS and JOHN T. NABORS**  
1511 Shelby Forest Lane  
Chelsea, AL 35043

20040521000271200 Pg 1/1 37.50  
Shelby Cnty Judge of Probate, AL  
05/21/2004 13:59:00 FILED/CERTIFIED

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 THIRTY THOUSAND FOUR HUNDRED NINETY-NINE Dollars and 00/100 (\$130,499.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto **SARA K. NABORS and JOHN T. NABORS, wife and husband**, as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real property situated in the County of **Shelby**, State of Alabama:

*Lot 417, according to the Survey of Shelby Forest Estates, 4th Sector, as recorded in Map Book 26, page 19 in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.*

THIS DEED IS NOT TO BE IN EFFECT UNTIL: MAY 1 8 2004

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated 01/12/04, in Book and Page/Instrument 20040128/45770.

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 Book and Page/Instrument # 20040324/149830.

TO HAVE AND TO HOLD to the said **SARA K. NABORS and JOHN T. NABORS**, as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

IN WITNESS WHEREOF, the undersigned, on 5/13/04, 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

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 Shazone 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 5/13/04, 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 and official seal on 5/13/04

[Signature]  
NOTARY PUBLIC  
My Commission Expires May 8, 2006

PATRICIA WALKER  
NOTARY PUBLIC  
FULTON COUNTY, GEORGIA  
My Commission Expires May 8, 2006

THIS INSTRUMENT PREPARED BY: Ray Uhrig, Attorney At Law, 2611 Arlie Street, Suite 1, Huntsville, Alabama 35805