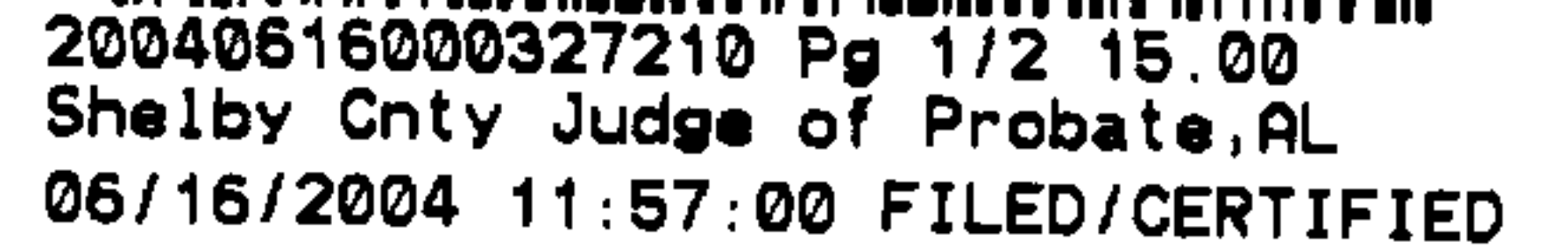


JC&S # 03-08



SPECIAL WARRANTY DEED

Property Disposition Branch"

FHA No. 011-4841533-703-203b

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of One and No/100 (\$1.00) Dollar and other valuable consideration, the receipt whereof is hereby acknowledged, the undersigned Grantor James B. Nutter & Company

_____, a Corporation, does hereby grant, bargain, sell and convey unto the Secretary of Housing and Urban Development, of Washington, D. C., his successors and assigns, the following described real estate situated in the County of Shelby, State of Alabama, to-wit:

Lot 7, in Block 2, according to the Survey of Fernwood, Fourth Sector, as recorded in Map Book 7, Page 96, in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD the same described property, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining unto the said Secretary of Housing and Urban Development, of Washington, D. C., his successors and assigns, forever.

IT IS EXPRESSLY UNDERSTOOD AND AGREED by and between the parties hereto that this conveyance is subject to any outstanding rights of redemption from foreclosure sale, and that this deed contains no warranty except against the acts of the within named grantor, and all persons claiming by, through or under it.

IN WITNESS WHEREOF, James B. Nutter & Company,
a corporation, has caused this conveyance to be executed by its
Vice President, who is thereunto duly authorized, on this
9th day of May, 2003.

(Corporate Seal)

JAMES B. NUTTER & COMPANY

By

~~Its: Vice President~~

ATTEST:

Loretta Felver
Its: Asst. Secretary

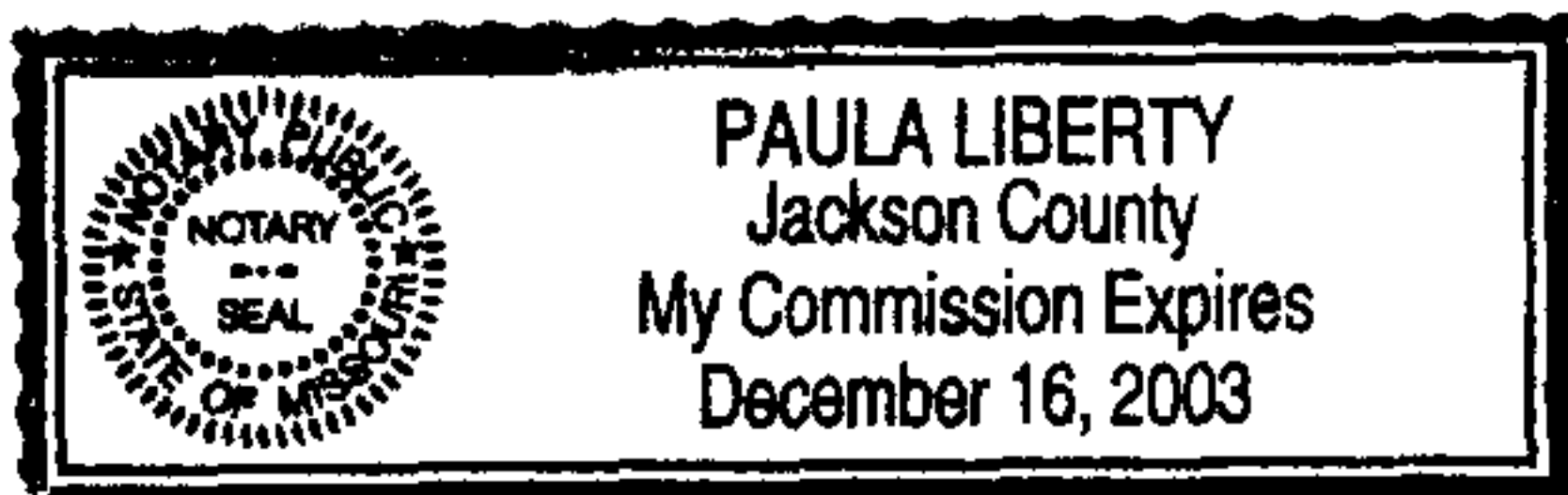
THIS INSTRUMENT WAS PREPARED BY
DAVID J. CHASTAIN
205 20TH STREET NORTH, SUITE 636A
BIRMINGHAM, AL 35203-3687

STATE OF MISSOURI
COUNTY OF JACKSON

20040616000327210 Pg 2/2 15.00
Shelby Cnty Judge of Probate,AL
06/16/2004 11:57:00 FILED/CERTIFIED

I, THE UNDERSIGNED, a Notary Public in and for said
State and County, hereby certify that JERRY MITCHELL,
whose name as VICE PRESIDENT of -----
James B. Nutter & Company, a Corporation, is signed
to the foregoing conveyance and who is known to me, acknowledged
before me on this day that, being informed of the contents of the
conveyance, he, as such Officer and with full authority, executed
the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 9th day
of May, 2003.



Paula Liberty
Paula Liberty Notary Public

My commission expires:

12-16-03

Notary Seal