

011-497511
SPECIAL
WARRANTY DEED

20040628000351630 Pg 1/1 16.00
Shelby Cnty Judge of Probate, AL
06/28/2004 12:11:00 FILED/CERTIFIED

STATE OF ALABAMA
COUNTY OF **Shelby**
GRANTEE'S ADDRESS:
KARYN FRED
1031 MERIWEATHER CT
CALERA, AL 35040

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 NINETY-SIX THOUSAND TWO HUNDRED Dollars and 00/100 (\$96,200.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto **KARYN FRED**, a single woman, the following described real property situated in the County of **Shelby**, State of Alabama.

Lot 88, according to the Final Plat of Meriweather, Sector 3, as recorded in Map Book 26, Page 103, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

THIS DEED IS NOT TO BE IN EFFECT UNTIL: JUN 17 2004

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated 02/10/04 and recorded in Deed Book and Page/Instrument # 20040304/113380, 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 # 20040316/133780, Probate Records of said county.

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

IN WITNESS WHEREOF, the undersigned, on 6/3/04 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 Sherrine Jenkins 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 6/3/04, 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 6/3/04.

[Signature]
Notary Public
My commission expires: 2006
PATRICIA WALKER
Notary Public, Fulton County, Georgia
My Commission Expires May 8, 2006

THIS INSTRUMENT PREPARED BY: Ray Uhrig, Alabama Property Closers, LLC, 2611 34th Street, Suite 1, Huntsville, Alabama 35805