

011-442402
SPECIAL
WARRANTY DEED

STATE OF ALABAMA
COUNTY OF **Shelby**
GRANTEE'S ADDRESS:
WAYNE SHELTON and CINDY SHELTON
1962 GALLANT FOX DR.
HELENA, 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 TWELVE THOUSAND THREE HUNDRED TWENTY-SIX Dollars and 00/100 (\$112,326.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto **WAYNE SHELTON and CINDY SHELTON, husband and wife**, 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 34, according to the Amended Map of Dearing Downs, 9th Addition, Phase II, as recorded in Map Book 15, Page 10, in the Probate Office of Shelby County, Alabama.

THIS DEED IS NOT TO BE IN EFFECT UNTIL: JUL 14 2004

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated 03/29/04, in Book and Page/Instrument 20040408/182890.

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 # 20040507/242320.


TO HAVE AND TO HOLD to the said **WAYNE SHELTON and CINDY SHELTON**, 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 7/9/04, 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: *Beaugard Rowan*
ACQUISITION MANAGER

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


20040716000396280 Pg 1/1 123.50
Shelby Cnty Judge of Probate, AL
07/16/2004 15:09:00 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 *Beaugard Rowan* 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 7/9/04, 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 7/9/04

Patricia Walker
NOTARY PUBLIC
My Commission Expires May 8, 2008
PATRICIA WALKER
Notary Public, Fulton County, GA
My Commission Expires May 8, 2008

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