

011-449788
SPECIAL
WARRANTY DEED

STATE OF ALABAMA
COUNTY OF **Shelby**
GRANTEE'S ADDRESS:
DENNIS THROWER and KIM THROWER
254 Park Place Way
Aldabroth, AL 35007

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-SEVEN THOUSAND THREE HUNDRED SEVENTY-FIVE Dollars and 00/100 (\$97,375.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto **DENNIS THROWER and KIM THROWER, 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 3, according to the Survey of Park Place, Second Addition, as recorded in Map Book 17, Page 16 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

THIS DEED IS NOT TO BE IN EFFECT UNTIL: SEP 08 2004


Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated 06-15-04, in Book and Page/Instrument 2004063000361010

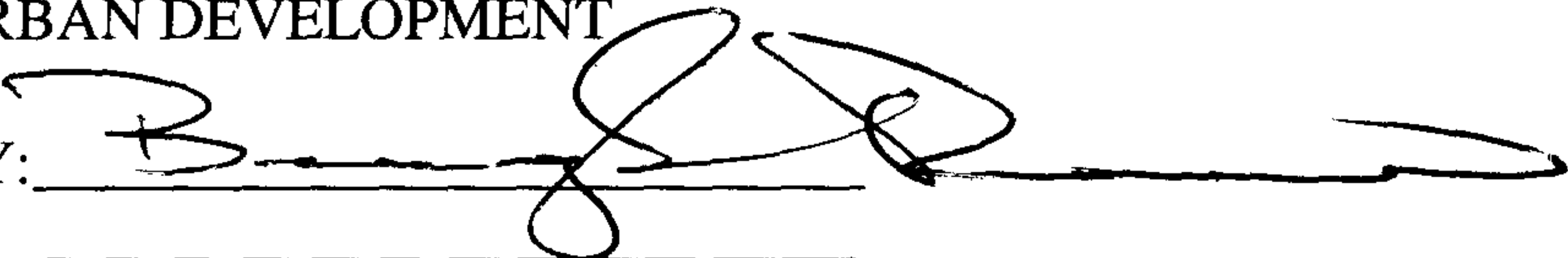
Being the same property acquired by the Secretary of Housing and Urban Development pursuant to the provisions of the National Housing Act, as amended (42 USC 1441, et. seq.). Deed recorded in Book and Page/Instrument # 20040719000399130.

TO HAVE AND TO HOLD to the said **DENNIS THROWER and KIM THROWER**, 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 has set his or her hand as the duly authorized representative of the Secretary of Housing and Urban Development.

ALPHONSO JACKSON
SECRETARY OF HOUSING AND
URBAN DEVELOPMENT

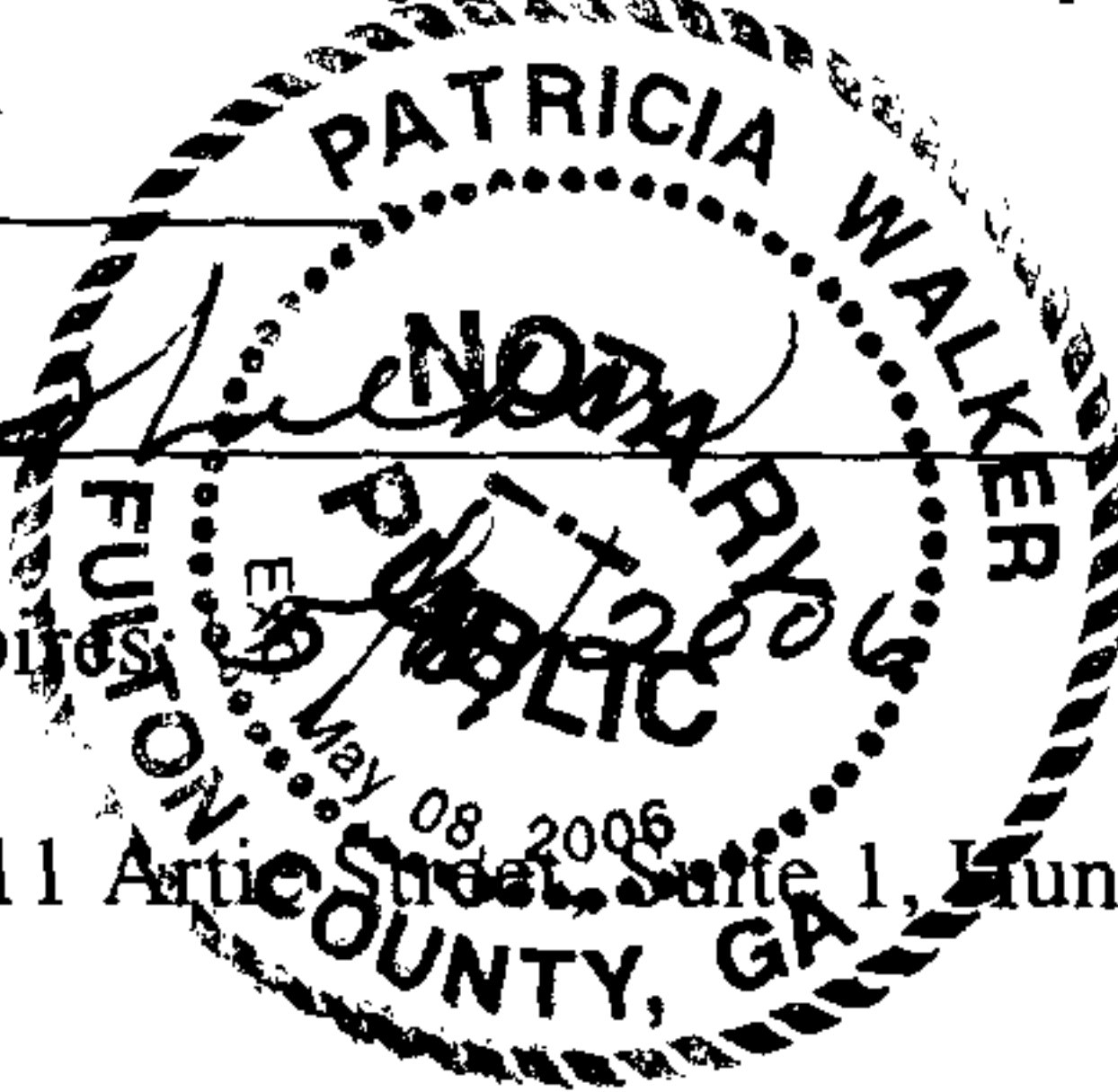

20040910000505690 Pg 1/1 12.00
Shelby Cnty Judge of Probate, AL
09/10/2004 14:28:00 FILED/CERTIFIED

BY: 
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 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 9/2/04, 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 9/2/04
Patricia Walker
NOTARY PUBLIC
My Commission Expires May 08, 2006



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