

011-484567  
SPECIAL  
WARRANTY DEED

STATE OF ALABAMA  
COUNTY OF **Shelby**  
GRANTEE'S ADDRESS:  
**VICTORIA J. ASHFORD**  
1920 Hwy 58  
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 FOUR THOUSAND SEVEN HUNDRED SEVENTY-SEVEN Dollars and 00/100 (\$104,777.00)**, the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto **VICTORIA J. ASHFORD**, a single woman, the following described real property situated in the County of **Shelby**, State of Alabama.

*Lot 1, according to the Amended map of Dearing Downs, Ninth Addition, Phase II, as recorded in Map Book 15, Page 10 in the Office of the Judge of Probate of Shelby County, Alabama.*

**THIS DEED IS NOT TO BE IN EFFECT UNTIL:** SEP 23 2004

**Subject to** all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated 03/16/04 and recorded in Deed Book and Page/Instrument # 20040326000153540, 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 # 20040409000185290, Probate Records of said county.

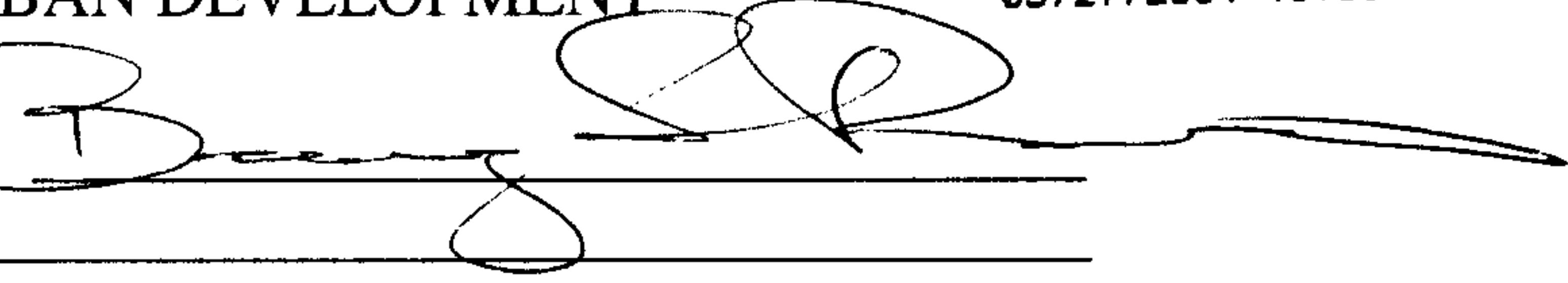
**TO HAVE AND TO HOLD** to the said **VICTORIA J. ASHFORD**, his or her heirs and assigns forever.

**IN WITNESS WHEREOF**, the undersigned has set his or her hand as the duly authorized representative of the Secretary of Housing and Urban Development.

\$83,800.00 IS BEING  
PAID BY A MORTGAGE  
THAT CLOSED SIMULTANEOUSLY

ALPHONSO JACKSON  
SECRETARY OF HOUSING AND  
URBAN DEVELOPMENT

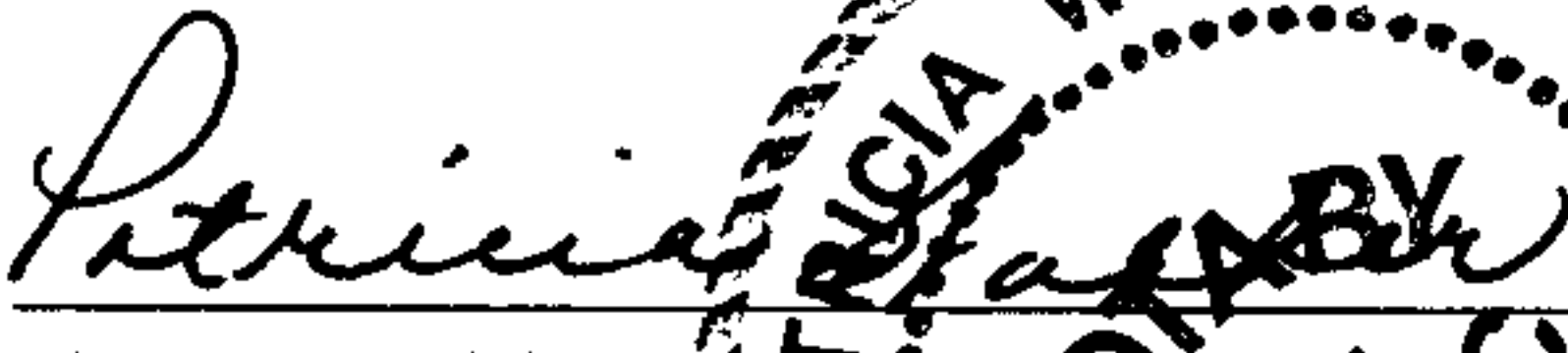
  
20040927000534110 Pg 1/1 32.00  
Shelby Cnty Judge of Probate, AL  
09/27/2004 15:30:00 FILED/CERTIFIED

By:   
Best Assets/Citiwest JV Representing  
Single Family Housing Specialist  
Georgia State Office  
Housing and Urban Development  
Pursuant to Power-of-Authority 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 9/17/04, 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 9/17/04.

  
Notary Public  
My commission expires 5-1-2006

