011-504279
SPECIAL
WARRANTY DEED

STATE OF ALABAMA
COUNTY OF **Shelby**
GRANTEE'S ADDRESS:
KEITH W. WATTS
1148 Village Trail
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 THOUSAND FIVE HUNDRED Dollars and 00/100 ($90,500.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto **KEITH W. WATTS**, a single man, the following described real property situated in the County of **Shelby**, State of Alabama.

Lot 106, according to the Survey of Waterford Village Sector 2, as recorded in Map Book 30, Page 112, in the Probate Office of Shelby County, Alabama.

$ 87,785.00 of the above purchase price was paid by proceeds from a mortgage recorded simultaneously herewith.

THIS DEED IS NOT TO BE IN EFFECT UNTIL: MAR 1 5 2005

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated 07/27/04 and recorded in Deed Book and Page/Instrument # 20040810000448820, 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 # 20040914000510100, Probate Records of said county.

TO HAVE AND TO HOLD to the said **KEITH W. WATTS,** 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.

ALPHONSO JACKSON
SECRETARY OF HOUSING AND
URBAN DEVELOPMENT

20050330000143830 1/1 $14.00
Shelby Cnty Judge of Probate,AL
03/30/2005 08:42:44AM FILED/CERT

By: _____

Hooks Van Holm, Inc. Representing
Single Family Housing Specialist
Georgia State Office
Housing and Urban Development
Pursuant to Power-of-Attorney Previously Recorded

STATE OF ALABAMA
COUNTY OF CALHOUN

I, the undersigned, a Notary Public in and for said County in said State, do hereby certify that _____ who is personally well known to me to be the duly authorized representative of the Secretary of Housing and Urban Development, and the person who executed the foregoing instrument bearing date 3/10/05, 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, Secretary of Housing and Urban Development, on the day and year above stated.

Given under my hand on 3/10/05.

LINDA JACKSON
NOTARY PUBLIC
ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES
FEBRUARY 3, 2009

Linda Jackson
Notary Public
My commission expires: 2/3/09

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

Shelby County, AL 03/30/2005
State of Alabama

Deed Tax:$3.00