011-429193
SPECIAL
WARRANTY DEED

STATE OF ALABAMA
COUNTY OF **Shelby**
GRANTEE'S ADDRESS:
JOHN BRADY JONES and JOY H. JONES
725 3rd Avenue SW
Alabaster Alabama, 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 EIGHTY-THREE THOUSAND FIVE HUNDRED Dollars and 00/100 ($83,500.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto **JOHN BRADY JONES and JOY H. JONES, 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:

All that tract or parcel of land situated in Shelby County, Alabama, to wit: A part of Lot 16, Block 2, of the K.B. Nickerson's Survey on Helena Road, which is recorded in Map Book 3, Page 116, in the Probate Records of Shelby County, Alabama, and which is more particularly described as follows: Commence at the Northeast corner of said Lot 16, being also the Southeast corner of Lot 7, Block 2; thence in a Westerly direction along the South line of said Lot 7, and Lot 6, Block 2, of said subdivision, a distance of 225.0 feet; thence 92 degrees left in a Southerly direction parallel with the East lines of Lots 8 and 9, Block 2 of said subdivision, a distance of 203.0 feet; thence 88 degrees left in an Easterly direction a distance of 146.35 feet to the beginning of a traverse line, West of Buck Creek, the Northwest bank of said creek being the Southeasterly property line of herein described property; thence 61 degrees 38 minutes 39 seconds left in a Northeasterly direction a distance of 154.55 feet; thence 30 degrees 21 minutes 21 seconds left in a Northerly direction a distance of 66.92 feet to the point of beginning. There is EXCEPTED herefrom the North 23 feet of the above described property.

$ 83,500.00 of the above purchase price was paid by proceeds from a mortgage recorded simultaneously herewith.

THIS DEED IS NOT TO BE IN EFFECT UNTIL: APR 28 2005

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated 10/19/04, in Book and Page/Instrument 20041028000595680.

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 # 20041223000701100.

TO HAVE AND TO HOLD to the said **JOHN BRADY JONES and JOY H. JONES**, 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.

20050502000207810 1/2 $15.00
Shelby Cnty Judge of Probate,AL
05/02/2005 10:45:53AM FILED/CERT

ALPHONSO JACKSON
SECRETARY OF HOUSING AND
URBAN DEVELOPMENT
BY: Valerie D
Valerie Dixon
Hooks Van Holm, Inc. Representing
Single Family Housing Specialist
Georgia State Office
Housing and Urban Development
Pursuant to Power-of-Attorney Previously Recorded

20050502000207810 2/2 $15.00
Shelby Cnty Judge of Probate,AL
05/02/2005 10:45:53AM FILED/CERT

STATE OF ALABAMA
COUNTY OF CALHOUN

I, the undersigned, a Notary Public in and for said County in said State, do hereby certify that Valerie Dixon 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 4/21/05, 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 and official seal on 4/21/05.

Linda Jackson
NOTARY PUBLIC
My Commission Expires: 2/03/09

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

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