011-482938
SPECIAL
WARRANTY DEED

STATE OF ALABAMA
COUNTY OF **Shelby**
GRANTEE'S ADDRESS:
CECILIA WIGGINS and KEVIN PITTS
1761 Hwy 93
Helena, AL 35080

20050523000247550 1/1 $37.00
Shelby Cnty Judge of Probate,AL
05/23/2005 09:19:54AM FILED/CERT

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 THIRTY THOUSAND TWENTY-EIGHT Dollars and 00/100 ($130,028.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto **CECILIA WIGGINS, a** single **woman, and KEVIN PITTS, a** single **man,** 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:

A parcel of land in the SW ¼ of the NE ¼ of Section 23, Township 20 South, Range 4 West, Shelby County, Alabama, more particularly described as follows: From the NW corner of the SW ¼ of the NE ¼ of Section 23, Township 20 South, Range 4 West, run South 35 degrees 10 minutes East for 848.4 feet to an existing old iron rebar being the Point of Beginning; thence turn an angle to the Left of 14 degrees 20 minutes and run in a Southeasterly direction for a distance of 189.0 feet to an existing crimp iron pin being on the Northwest Right of Way Line of Shelby County Highway Number 93; thence turn an angle to the Right of 89 degrees 52 minutes 50 seconds and run in a Southwesterly direction along the Northwest Right of Way line of said Highway #93 for a distance of 150.00 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the Right of 90 degrees 07 minutes 10 seconds and run in a Northwesterly direction for a distance of 189.07 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the Right of 89 degrees 54 minutes 31 seconds and run in a Northeasterly direction for a distance of 150.0 feet, more or less, to the Point of Beginning.

$ 104,022.00 of the above purchase price was paid by proceeds from a mortgage recorded simultaneously herewith.

THIS DEED IS NOT TO BE IN EFFECT UNTIL: MAY 18 2005

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated 07/13/04, in Book and Page/Instrument 20040721000404380.

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 # 20041029000597350.

TO HAVE AND TO HOLD to the said **CECILIA WIGGINS and KEVIN PITTS**, 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
BY: Valerie D

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

Shelby County, AL 05/23/2005
State of Alabama

Deed Tax:$26.00

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 D whose 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 _____, 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 May 16, 2005.

TAWANA NEWMAN
NOTARY PUBLIC
ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES
4/27/09

Tawana Newman
NOTARY PUBLIC
My Commission Expires: 4/27/09

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