011-466062
SPECIAL
WARRANTY DEED

STATE OF ALABAMA
COUNTY OF **Shelby**
GRANTEE'S ADDRESS:
JONATHAN MARK MANCHA and
RACHEL J. MANCHA
220 Parkway Circle
Montevallo, AL 35115

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 SIXTEEN THOUSAND Dollars and 00/100 ($116,000.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto **JONATHAN MARK MANCHA and RACHEL J. MANCHA, 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 25, Block 6, according to "Arden Subdivision" of the Town of Montevallo, Alabama, as recorded in Map Book 3, Page 64, in the Probate Office of Shelby County, Alabama.

$ 116,000.00 of the above purchase price was paid by proceeds from a mortgage recorded simultaneously herewith.

THIS DEED IS NOT TO BE IN EFFECT UNTIL: 5-24-05

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated 12/03/04, in Book and Page/Instrument 20041203000663330.

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 # 20050104000001670.

TO HAVE AND TO HOLD to the said **JONATHAN MARK MANCHA and RACHEL J. MANCHA,** 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.

20050526000257140 1/1 $12.00
Shelby Cnty Judge of Probate, AL
05/26/2005 02:12:53PM FILED/CERT

ALPHONSO JACKSON
SECRETARY OF HOUSING AND
URBAN DEVELOPMENT

BY: 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

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 5-24-05, 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 May 24, 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