011-432260
SPECIAL
WARRANTY DEED

STATE OF ALABAMA
COUNTY OF Shelby
GRANTEE'S ADDRESS:
RHONDA CARTER and
KEVIN MCKEE
414 EAST College Street
Columbiana, AL 35051

KNOW ALL MEN BY THESE PRESENTS, that **The United States Department of Housing and Urban Development, a/k/a Secretary of Housing and Urban Development**, for and in consideration of NINETY THOUSAND DOLLARS ($90,000.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto **RHONDA CARTER, a** married **woman, and KEVIN MCKEE, a** married **man,** as tenants in common the following described real property situated in the County of Jefferson, State of Alabama:

Lot 16, Block 2, according to the Survey of Southwind, First Sector, as recorded in Map Book 6, Page 72, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

$ 81,000.00 of the above purchase price was paid by proceeds from a mortgage recorded simultaneously herewith.

20050628000321170 1/1 $20.00
Shelby Cnty Judge of Probate, AL
06/28/2005 03:33:42PM FILED/CERT

THIS DEED IS NOT TO BE IN EFFECT UNTIL: JUN 23 2005

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated 01/18/05, and recorded in Deed Book and Page/Instrument # 20050202000051020.

Subject, however, to all covenants, restrictions, reservations, easements, conditions, liens and other rights of whatever nature appearing of record; and further subject to any state of facts an accurate survey would show.

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 # 20050223000087650.

TO HAVE AND TO HOLD to the said **RHONDA CARTER and KEVIN MCKEE**, as tenants in common 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

BY: Valerie Dixon
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

Shelby County, AL 06/28/2005
State of Alabama

Deed Tax:$9.00

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 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 6-23-05, 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 6/23/05.

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

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