011-473479

20050819000427270 1/1 $36.00
Shelby Cnty Judge of Probate,AL
08/19/2005 10:51:10AM FILED/CERT

STATE OF ALABAMA
COUNTY OF **Shelby**
GRANTEE'S ADDRESS:
DARIAN WEAVER
9001 Highway 155
Montevallo, AL 35115

SPECIAL WARRANTY DEED

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 TWENTY-FIVE THOUSAND Dollars and 00/100 ($125,000.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto **DARIAN WEAVER**, a Single man, the following described real property situated in the County of **Shelby**, State of Alabama.

A parcel of land located in the SW corner of the SW ¼ of SE ¼ of Section 2, Township 24 North, Range 12 East, Shelby County, Alabama, and being more particularly described as follows: Commence at the SW corner of above mentioned ¼-¼, said point being the point of beginning; thence N 05 deg. 19 min. 29 sec. W a distance of 306.50 feet to a point, said point lying on the Southerly right of way line of Alabama Highway #155 (80 foot right of way); thence S 58 deg. 15 min. 00 sec. E and along said right of way line a distance of 579.95 feet; thence S 90 deg. 00 min. 00 sec. W and leaving said right of way line a distance of 464.72 feet to the point of beginning.

$ 100,000.00 of the above purchase price was paid by proceeds from a mortgage recorded simultaneously herewith.

THIS DEED IS NOT TO BE IN EFFECT UNTIL: AUG 16 2005

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated 01/12/05 and recorded in Deed Book and Page/Instrument # 20050121000033970, 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 # 20050401000150620, Probate Records of said county.

TO HAVE AND TO HOLD to the said **DARIAN WEAVER,** his or her heirs and assigns forever. Grantor makes no warranty or covenant respecting the nature or the quality of the title to the property hereby conveyed except the following: Grantor does hereby specifically warrant the title to said property against the lawful claims of all persons claiming by, through, or under the Grantor, since the date of acquisition thereof by the Grantor. Subject to all covenants, restrictions, reservations, easements, conditions, ad valorem taxes for the year 2005 not due and payable until October 1, 2005, other rights of whatever nature appearing of record, and subject to any state of facts an accurate survey would show.

IN WITNESS WHEREOF, the undersigned has set his/her hand as the duly authorized representative of the Secretary of Housing and Urban Development.

ALPHONSO JACKSON
SECRETARY OF HOUSING AND
URBAN DEVELOPMENT
By **Hooks Van Holm, Inc.** of Anniston, AL
Management and Marketing Contractor for HUD –
State of Alabama
By: Valerie Dixon (signature)
Valerie Dixon (printed name)
Its Closing Manager (title)

Shelby County, AL 08/19/2005
State of Alabama

Deed Tax:$25.00

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 principal or officer of Hooks Van Holm, Inc., the Management and Marketing Contractor and duly authorized representative of the Secretary of Housing and Urban Development and the person who executed the foregoing instrument bearing (date) 8-12-05, by virtue of the authority vested in him/her by the delegation of authority published at 70 FR 43171 (July 26, 2005), and acknowledged before me on this day that, being informed of the contents of this conveyance, (s)he 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 this 12 day of August, 2005.

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, Alabama Property Closers, LLC, 2611 Artie Street, Suite 1, Huntsville, Alabama 35805