

STATE OF ALABAMA  
COUNTY OF **Shelby**  
GRANTEE'S ADDRESS:

**SPECIAL WARRANTY DEED****JILL W. TOLBERT**

*5004 Eagle Valley Trail  
B'ham, AL 35242*

**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 **THIRTY-FOUR THOUSAND EIGHT HUNDRED Dollars and 00/100 (\$34,800.00)**, the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto **JILL W. TOLBERT**, a married woman, the following described real property situated in the County of **Shelby**, State of Alabama.

*Commencing at the Northeast corner of Section 3, Township 20 South, Range 2 East, Shelby County, Alabama; thence N 89 degrees 00 minutes 40 seconds West a distance of 1763.77 feet to an iron pin found and the Point of Beginning; thence North 88 degrees 49 minutes 56 seconds West a distance of 400.38 feet to an iron pin found on the East right-of-way of Shelby County Highway 79; thence along said right-of-way South 27 degrees 54 minutes 10 seconds East a distance of 251.95 feet to an iron pin found; thence N 89 degrees 10 minutes 13 seconds East a distance of 377.65 feet to an iron pin found; thence N 89 degrees 10 minutes 13 seconds East a distance of 377.65 feet to an iron pin found; thence North 24 degrees 29 minutes, 26 seconds West a distance of 229.70 feet to the point of beginning.*

*Together with a manufactured home, identified as a 2003 Fleetwood Value/4484V, Serial Number GAFL239B17150-F212A/B., which has been permanently affixed to the real estate and has become an accession to the freehold and is therefore a part of the said real property.*

\$ — 0 — 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 23 2005

**Subject to** all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated 09/08/04 and recorded in Deed Book and Page/Instrument # 20040929000539740, 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 # 20050421000190750, Probate Records of said county.


**TO HAVE AND TO HOLD** to the said **JILL W. TOLBERT**, 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 Dife* (signature)  
Valerie Dixon (printed name)  
Its *Closing Manager* (title)

  
20050826000442180 1/2 \$49.00  
Shelby Cnty Judge of Probate, AL  
08/26/2005 02:09:58PM FILED/CERT

Shelby County, AL 08/26/2005  
State of Alabama

Deed Tax: \$35.00

STATE OF ALABAMA  
COUNTY OF CALHOUN


I, the undersigned, a Notary Public in and for said County in said State, do hereby certify that \_\_\_\_\_, 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) 8/19/05, 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 19 day of August, 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, Alabama Property Closers, LLC, 2611 Artie Street, Suite 1, Huntsville, Alabama 35805

  
20050826000442180 2/2 \$49.00  
Shelby Cnty Judge of Probate, AL  
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