011-466521

20050909000467020 1/2 $15.00
Shelby Cnty Judge of Probate, AL
09/09/2005 09:05:48AM FILED/CERT

STATE OF ALABAMA
COUNTY OF **Shelby**
GRANTEE'S ADDRESS:
MATTHEW Y. DAVIS
97 Sycamore Lane
Alabaster, AL 35007

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 TEN THOUSAND Dollars and 00/100 ($110,000.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto **MATTHEW Y. DAVIS**, a single man, the following described real property situated in the County of **Shelby**, State of Alabama.

Commence at the SW corner of the SW 1/4 of the NW 1/4 of Section 23, Township 21 South, Range 3 West; thence run Easterly and along the South line for a distance of 641.86 feet to the point of beginning; thence continue along same line for a distance of 351.89 feet; thence turn 104 degrees 10 minutes to the left for a distance of 160.99 feet; thence turn 72 degrees 51 minutes 50 seconds to the left for a distance of 331.12 feet; thence turn 98 degrees 57 minutes 45 seconds to the left for a distance of 174.20 feet to the point of beginning. LESS AND EXCEPT a 15 foot easement along the East line for a roadway.

ALSO, the right of ingress and egress over and along the following described easement: Commence at the SW corner of the SW 1/4 of the NW 1/4 of Section 23, Township 21 South, Range 3 West; thence run Easterly and along the South line for 993.75 feet to the point of beginning of subject easement; thence continue in the same direction Easterly a distance of 495.0 feet to the West line of Alabama Highway #119; thence turn left and run Northerly along said right of way 15.0 feet; thence turn left and run Westerly and parallel to the South line for 495.0 feet more or less, to a point 15 feet North of the point of beginning; thence turn 75 degrees 50 minutes to the right and run Northerly 205.53 feet to a point; thence continue in the same direction Northerly for 19.8 feet; thence turn 73 degrees 34 minutes 55 seconds to the left for a distance of 253.45 feet; thence turn 96 degrees 40 minutes 40 seconds to the left for a distance of 19.6 feet; thence turn 83 degrees 25 minutes 44 seconds to the left for a distance of 241.77 feet to a point which is 15 feet West of the East line of subject easement; thence run right and run in a Southerly direction and parallel with the East line of subject easement a distance of 205.53 feet, more or less, to the South line of said SW 1/4 of the NW 1/4; thence East along said South line a distance of 15 feet to the point of beginning; situated in Shelby County, Alabama.

$ 109,098.00 of the above purchase price was paid by proceeds from a mortgage recorded simultaneously herewith.

THIS DEED IS NOT TO BE IN EFFECT UNTIL: SEP 01 2005

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated 03/22/05 and recorded in Deed Book and Page/Instrument # 20050404000152820, 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 # 20050603000268590, Probate Records of said county.

TO HAVE AND TO HOLD to the said **MATTHEW Y. DAVIS,** 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.

Shelby County, AL 09/09/2005
State of Alabama

Deed Tax:$1.00

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: _____ (signature)
Valerie Dixon (printed name)
Its Closing Manager (title)

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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) 8-29-05, 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 29 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