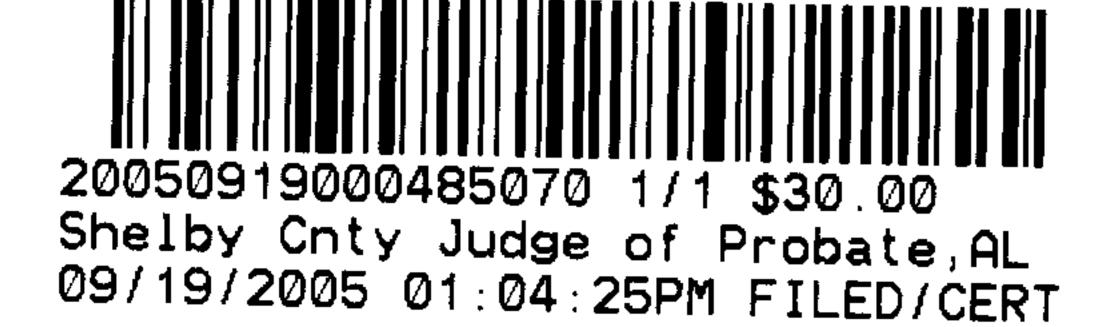
011-482474



## SPECIAL WARRANTY DEED

STATE OF ALABAMA COUNTY OF Shelby GRANTEE'S ADDRESS: JAMES D. REEVES Saginau Al 35137

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 NINETY-THREE THOUSAND FIVE HUNDRED THIRTY-ONE Dollars and 00/100 (\$93,531.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto JAMES D. REEVES, a 5/19/e man, the following described real property situated in the County of Shelby, State of Alabama.

Lot 19, according to the Survey of Park Forest Subdivision, First Sector, as recorded in Map Book 7, Page 155, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

\$ 74.800 of the above purchase price was paid by proceeds from a mortgage recorded simultaneously herewith.

> SEP 1 3 2005 THIS DEED IS NOT TO BE IN EFFECT UNTIL:

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated 11/03/04 and recorded in Deed Book and Page/Instrument # 20041108000612940, 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 # 20050601000263190, Probate Records of said county.

TO HAVE AND TO HOLD to the said JAMES D. REEVES, 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 09/19/2005 State of Alabama

Deed Tax:\$19.00

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

(signature) (printed name)

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 9/6/2005, by virtue of the authority vested in him/her by the delegation of authority published (date) 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.

12 day of John Con GIVEN under my hand and official seal this

> TAWANA NEWMAN NOTARY PUBLIC ALABAMA STATE AT LARGE MY COMMISSION EXPIRES

Notary Public
My commission expires: 4/27/59