SEP 16 9-11:15

011-412889

STATE OF ALABAMA
COUNTY OF **Shelby**
GRANTEE'S ADDRESS:
STEPHANIE HALLFORD
103 Meyer Street
Columbiana, AL 35051

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 SEVENTY-SEVEN THOUSAND TWO HUNDRED FIFTY Dollars and 00/100 ($77,250.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto **STEPHANIE HALLFORD**, a single woman, the following described real property situated in the County of **Shelby**, State of Alabama.

Commence at a 2 inch by 2 inch iron bar marking the Northeast Corner of Section 26, Township 21 South, Range 1 West; thence Southerly along the East boundary line of said Section 26, a distance of 320.37 feet (Deed, 325 feet more or less) to the Point of Beginning; thence continue along the same line of direction a distance of 263.0 feet to a concrete monument with a 2 ½ inch brass disk marked "APCO" found in place; thence turn an angle of 88 degrees 14 minutes 50 seconds to the right and run a distance of 75.13 feet (Deed, 75.0 feet) to a concrete monument with a 2 ½ inch brass disk marked "APCO" found in place; thence turn an angle of 91 degrees 45 minutes 10 seconds to the right and run a distance of 264.8 feet to an iron pin found in place; thence turn an angle of 89 degrees 37 minutes 12 seconds to the right and run a distance of 75.10 feet to the Point of Beginning. Said parcel of land is lying in the NE ¼ of NE ¼ Section 26, Township 21 South, Range 1 West, Shelby County, Alabama. According to the Survey of Lewis H. King, Jr., registered L.S. #12847, dated June 19, 1996.

$ 77,250.00 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 27 2005

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated 01/04/05 and recorded in Deed Book and Page/Instrument # 20050113000022320, 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 # 20050526000257660, Probate Records of said county.

TO HAVE AND TO HOLD to the said **STEPHANIE HALLFORD,** 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.

20050930000511200 1/2 $15.00
Shelby Cnty Judge of Probate, AL
09/30/2005 12:54:14PM FILED/CERT

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 Dixe (printed name)
Its Closing Manager (title)

Alabama Property Closers

SEP 16 AM 11:15

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 D. [illegible], 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) 9-16-05, 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 16 day of September, 2005.

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

Linda Jackson
Notary Public
My commission expires: 2/03/05

THIS INSTRUMENT PREPARED BY: Ray Uhrig, Alabama Property Closers, LLC, 2611 Artie Street, Suite 1, Huntsville, Alabama 35805

20050930000511200 2/2 $15.00
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