20060724000355330 1/1 $12.00
Shelby Cnty Judge of Probate,AL
07/24/2006 11:01:32AM FILED/CERT

STATE OF ALABAMA)
:
COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION to the undersigned paid by the Grantee herein, the receipt of which is hereby acknowledged, the undersigned Alabama Housing Finance Authority, (hereinafter called the "Grantor") has granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto SECRETARY OF HOUSING AND URBAN DEVELOPMENT, of Washington, D.C., his successors and assigns, (hereinafter called "Grantee"), the following described property situated in Jefferson County, Alabama:

> Lot 55, according to the Map and Survey of Rocky Ridge, Phase 2, as recorded in Map Book 27, Page 16 in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

FOR AD VALOREM TAX PURPOSES: Tax Department, Alabama Housing Finance Authority, 2000 Interstate Park Dr., Suite 408, Montgomery, Alabama 36109.

This Conveyance is made subject to unpaid taxes and assessments, if any, and to any outstanding rights of redemption from foreclosure sale.

No word, words or provisions of this instrument are intended to operate as or imply covenants of warranty except the following: Grantor does hereby specially warrant the title to said property against the lawful claims of all persons claiming by, through or under the Grantor.

TO HAVE AND TO HOLD the above described property together with all rights and privileges incident or appurtenant thereto, unto the said Secretary of Housing and Urban Development, his successors and assigns, forever.

IN WITNESS WHEREOF, Alabama Housing Finance Authority, as Mortgagee, has caused this conveyance to be executed in its name by its undersigned officer, this 21st day of July, 2006.

ALABAMA HOUSING FINANCE AUTHORITY

BY: _____
ITS: SERVICING MANAGER

STATE OF ALABAMA)
:
COUNTY OF MONTGOMERY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Kathy Boston whose name as Servicing Manager of Alabama Housing Finance Authority, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance he/she as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal of office this 21st day of July, 2006.

Elaine Pennington
NOTARY PUBLIC
My Commission Expires: _____

My commission expires January 25, 2009.

This instrument prepared by:
Bowdy J. Brown, Esq.
Rushton, Stakely, Johnston & Garrett
Post Office Box 270
Montgomery, Alabama 36101-0270
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Our File No.: 7704-0116 Loan No.2273
FOR AD VALOREM TAX PURPOSES: Alabama Housing Finance Authority, Tax Department, 2000 Interstate Park Dr, Montgomery, AL 36109