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Shelby Cnty Judge of Probate, AL
01/04/2007 02:07:37PM FILED/CERT

STATE OF ALABAMA

COUNTY OF SHELBY

Special Warranty Deed

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of One Hundred Dollars ($100.00) and other good and valuable consideration to them in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, HIS SUCCESSORS AND ASSIGNS AND AMANDA NALLEY** (herein referred to as "Grantors") do by these presents grant, bargain, sell and convey unto **ADAM NALLEY, A MARRIED MAN, AND AMANDA NALLEY, A MARRIED WOMAN** (herein referred to as "Grantees") the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land in the SW ¼ of the SW ¼ of Section 23, Township 19 South, Range 1 East, Shelby County, Alabama; more particularly described as follows: From the SE corner of the SW ¼ of the SW ¼ of Section 23, Township 19 South, Range 1 East, run North along the East boundary of said ¼-1/4 a distance of 651.18 feet; thence left 41 degrees 08 minutes a distance of 168.40 feet; thence right 38 degrees 09 minutes a distance of 40 feet to the Point of Beginning; thence continue in a straight line a distance of 171.61 feet; thence left 90 degrees 00 minutes a distance of 153.78 feet; thence left 108 degrees 00 minutes a distance of 180.44 feet; thence left 72 degrees 00 minutes a distance of 98.02 feet to the Point of Beginning; being situated in Shelby County, Alabama.

This conveyance is subject to subdivision restrictions, utility, drainage and sewer easements, and minimum setback lines, if any, applicable to the aforesaid property appearing of record in the Office of the Judge of Probate of Shelby County, Alabama. This conveyance is also subject to any prior reservation, severance or conveyance of minerals or mineral rights.

$ 79,540.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said ADAM NALLEY and AMANDA NALLEY, their 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 of 2006 not due and payable until October 1, 2006, 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: Vicky Blanton (Signature)
Vicky Blanton (Print)
Its: Closing Manager (Title)

State of Alabama
County of Shelby

I, the undersigned a Notary Public in and for said county in said state, do herby certify that Vicky Blanton, who is personally known to me be the duly authorized principal or office 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 _____, by virtue of the authority vested in him/her by the delegation of authority published at 70 FR 43 171 (July 26, 2005), and acknowledged before me on this day that, being informed of the currents 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 and official seal this 21 day of December, 2006.

Tawana Newman
Notary Public
My commission expires 4/27/09

75 Hillside Lane
Harpersville, AL 35078

THIS INSTRUMENT PREPARED BY:
Christopher B. Pitts, P.C.
111 19th Street North Mezz Ste
Birmingham, AL 35203
File # BH0611-NALLEYMT
FHA Case# 011-533553

TAWANA NEWMAN
NOTARY PUBLIC
ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES
4/27/09