



Deed Tax: \$2.50

STATE OF ALABAMA

CITY OF ALABASTER, COUNTY OF SHELBY

Special Warranty Deed

\$172,251.00 DM

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of ~~One Hundred Dollars (\$100.00)~~ and other good and valuable consideration to it in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, HIS SUCCESSORS AND ASSIGNS** (herein referred to as "Grantor") does by these presents grant, bargain, sell and convey unto **ERIC M. SMITH** (herein referred to as "Grantee") the following described real estate situated in Alabaster, Shelby County, Alabama, to-wit:

LOT 519, ACCORDING TO THE SURVEY OF WEATHERLY, ABERDEEN, SECTOR 18, AS RECORDED IN MAP BOOK 21, PAGE 148, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, BEING SITUATED IN SHELBY COUNTY.

LESS AND EXCEPT A PART OF SAID LOT, DESCRIBED AS FOLLOWS: BEGIN AT THE NW CORNER OF SAID LOT 519, THENCE RUN SOUTH ALONG THE WEST LOT LINE 11.01 FEET; THENCE TURN LEFT 39 DEGREES 38 MINUTES 21 SECONDS AND RUNS SOUTHEAST 117.86 FEET; THENCE RUN LEFT 22 DEGREES 00 MINUTES 03 SECONDS AND RUN SOUTHEAST 19.63 FEET TO A POINT ON A CLOCKWISE CURVE ON THE NORTHWEST RIGHT OF WAY OF TREYMOOR LAKE CIRCLE, SAID CURVE HAVING A RADIUS OF 50 FEET, AN ACR OF 7.06 FEET; THENCE RUN NORTHWEST ALONG THE ARC OF SAID CURVE 7.06 FEET TO THE SW CORNER OF LOT 518 IN SAID SUBDIVISION; THENCE RUN NORTHWEST RADIAL TO SAID CURVE 17.35 FEET; THENCE TURN RIGHT 22 DEGREES 00 MINUTES 03 SECONDS AND RUN NORTHWEST 125.00 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 Alabaster, Shelby County, Alabama. This conveyance is also subject to any prior reservation, severance or conveyance of minerals or mineral rights.

AS TO THE LOAN POLICY ONLY TO BE ISSUED PURSUANT TO THIS COMMITMENT THE FOLLOWING WILL APPEAR:

This policy insures against loss or damage occasioned by the exercise of the right of redemption referred to in Item 8 of this Schedule B, without the repayment of the debts secured by the mortgage described in Schedule A hereof.

\$ 120,115.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said ERIC M. SMITH, 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 2007 not due and payable until October 1, 2007, 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



20070305000097540 2/2 \$16.50
Shelby Cnty Judge of Probate, AL
03/05/2007 10:41:48AM FILED/CERT

By: Vicki Blanton (Signature)
Vicki 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 hereby certify that Vicki 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 20 day of February, 2007.

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

GRANTEE'S MAILING ADDRESS:
574 TREYMOOR LAKE CIR.
FHA CASE # 011-548753
ALABASTER, AL 35007

THIS INSTRUMENT PREPARED BY:
Christopher B. Pitts, P.C.
111 19th Street North Mezz Ste
Birmingham, AL 35203
FHA Case#: 011-548753
File # BH0701-SMITHDNW

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

