

STATE OF ALABAMA  
CITY OF COLUMBIANA  
COUNTY OF SHELBY

## Special Warranty Deed

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of Eighty Three Thousand Dollars (\$83,000.00) and other good and valuable consideration to it in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **SECRETARY OF HOUSING AND URBAN DEVELOPMENT** (herein referred to as "Grantor") does by these presents grant, bargain, sell and convey unto **WHITNEY L. WELDON AND BEAU B. MOSLEY** (herein referred to as "Grantees") the following described real estate situated in COLUMBIANA, Shelby County, Alabama, to-wit:

A parcel of land being situated in the SW ¼ of the SW ¼ of Section 24, Township 21 South, Range 1 West, in Shelby County, Alabama, and being described as follows: Commence at the SW corner of the SW ¼ of the SW ¼ of section 24, Township 21 South, Range 1 West: thence North 00 degrees 24 minutes 12 seconds East along the West line of said ¼ - ¼ Section a distance of 530.46 feet to the Northerly right of way line of Sterrett Street (30-foot right of way); thence North 87 degrees 17 minutes 42 seconds East and run along said right of way a distance of 140.12 feet; thence North 87 degrees 32 minutes 50 seconds East and along said right of way run a distance of 140.00 feet to the point of beginning, thence, continue along the last described course a distance of 104.93 feet: thence North 00 degrees 30 minutes 29 seconds East and leaving said right of way run a distance of 335.00 feet; thence South 87 degrees 32 minutes 50 seconds West and run a distance of 335.00 feet to the point of beginning. Together with and subject to a non-exclusive easement for ingress, egress and utilities over and across the West 25 feet of above described property. 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 COLUMBIANA, Shelby County, Alabama. This conveyance is also subject to any prior reservation, severance or conveyance of minerals or mineral rights.

**\$ 83,000.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.**

**TO HAVE AND TO HOLD** to the said WHITNEY L. WELDON and BEAU B. MOSLEY, 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

By: Kendra Myers (Signature)  
Kendra Myers (Print)  
Its: HUD Delegated Authority (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 Kendra Myers, 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.



20070928000455320 1/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
09/28/2007 12:51:45PM FILED/CERT

  
Notary Public

My commission expires

2/03/09

PROPERTY ADDRESS:  
110 E. STERRETT  
Columbiana, AL 35051

**THIS INSTRUMENT PREPARED BY:**

Christopher B. Pitts, P.C.

111 19th Street North Mezz Ste

Birmingham, AL 35203

FHA 011-495660

File # BH0708-WELDONKK

Effective Date: September 27, 2007



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



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