

STATE OF ALABAMA

CITY OF PELHAM

COUNTY OF SHELBY

Special Warranty Deed

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of Eighty Two Thousand Dollars (\$82,000.00) and other good and valuable consideration to him in hand paid by the Grantee 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 **SHERRY H. YANCEY** (herein referred to as "Grantee") the following described real estate situated in Pelham, Shelby County, Alabama, to-wit:

Unit "B" of Lot 1, Chandalar South Townhouses, as recorded in Map Book 6, Page 6, in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described as follows: Commence at the Northerly corner of said Lot 1; thence in a Southeasterly direction along the NE line of said Lot 1, a distance of 54.69 feet; thence 90 degrees right in a Southwesterly direction of 21.64 feet to the Point of Beginning, said point being after further identified as being the point of intersection of the center lines of the wood fence enclosing the front of Unit "A" "B", "C," and "D", and the center line of the wood fence common to Units "B" and "C"; thence continue in a Southwesterly direction along the centerline of fence party wall land fence common to Units "", and "C", a distance of 68.01 feet to the intersection of the center line of last described fence and the center line of the fence enclosing the back of Units "A", "B", and "D", thence left on Southeasterly direction along the center line of the last described wood fence a distance of 17.63 feet to the most Northerly corner of attached storage compartment; thence right in a Southwesterly direction along the NW wall of said storage compartment a distance of 5.19 feet; thence left in a Southerly direction along the SW wall of said storage compartment a distance of 7.07 feet; thence left in a Northeasterly direction along the SE wall of said storage compartment, the center line of a wood fence, party wall and wood fence commence to Units "B" and "A" a distance of 72.98 feet to the center line of aforementioned fence enclosing front of Units "A", "B", "C" and "D", thence left in a Northwesterly direction along last described center line a distance of 24.44 feet to the Point of Beginning; situated in Pelham, Shelby County, Alabama.

TO HAVE AND TO HOLD to the said Sherry H. Yancey, 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 2008 not due and payable until October 1, 2008, 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: Had 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 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 _____, 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 6 day of May, 2008.


20080512000192570 1/2 \$96.00
Shelby Cnty Judge of Probate, AL
05/12/2008 12:14:54PM FILED/CERT

Shelby County, AL 05/12/2008
State of Alabama
Deed Tax: \$82.00

Linda Jackson
Notary Public
My commission expires 2/03/09

PROPERTY ADDRESS:
1914 Chandalar Ct.
Pelham, AL 35124

THIS INSTRUMENT PREPARED BY:
Christopher B. Pitts, P.C.
505 20th Street North
Suite 350
Birmingham, AL 35203
FHA Case# 011-545084
File # BH0804-YANCEY
Effective date: May 8, 2008



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