

20080718000291740 1/2 \$17.50
Shelby Cnty Judge of Probate, AL
07/18/2008 02:08:45PM FILED/CERT

Shelby County, AL 07/18/2008
State of Alabama

Deed Tax:\$3.50

STATE OF ALABAMA

COUNTY OF SHELBY

Special Warranty Deed

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of Seventy Thousand Dollars (\$70,000.00) 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 **JANICE HALLFORD** (herein referred to as "Grantee") as sole owner, the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the Southeast corner of SW quarter of the SE quarter of Section 32, Township 21 South, Range 1 West; thence proceed in a Northerly direction along the East boundary line of said quarter quarter section for a distance of 231.0 feet to a point; thence turn an angle of 92 degrees 03 minutes 45 seconds to the right and run for distance of 186.78 feet to a point being the point of beginning of the parcel of land herein described; thence continue in the same direction for a distance of 88.0 feet to a point; thence turn an angle of 116 degrees 06 minutes 45 seconds to the left and run for a distance of 566.91 feet to a point, being a point 30 feet Northeast of the centerline of County Highway #97; thence turn an angle of 121 degrees 45 minutes 45 seconds to the left and run for a distance of 135.0 feet to a point, also being a point 30 feet Northeast of said Centerline of said County Route 97; thence turn an angle of 62 degrees 42 minutes 36 seconds to the left and run for a distance of 458.52 feet to the point of beginning; being in the SW quarter of the SE quarter of Section 32, Township 21 South, Range 1 West, 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.

\$ 66,500.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Janice Hallford as sole owner. 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.

Steven C. Preston
Secretary of Housing
And Urban Development
By Hooks Van Holm, Inc of Anniston, AL
Management and Marketing Contractor for HUD
State of Alabama

By: Angelle Harris (Signature)
Angelle Harris (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 Angelle Harris, 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

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(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 Steven C. Preston, Secretary of Housing and Urban Development, on the day and year above stated.

Given under my and official seal this 11 day of July, 2008.

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

GRANTEE'S MAILING ADDRESS:
84 Highway 97
FHA# 011-540830
Columbiana, AL 35051

THIS INSTRUMENT PREPARED BY:
Christopher B. Pitts, P.C.
505 20th Street North
Suite 350
Birmingham, AL 35203

File # BH0805-HALLFORDSSA

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

