

STATE OF ALABAMA

COUNTY OF SHELBY

## Special Warranty Deed

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of Forty Thousand Dollars (\$40,000.00) 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 NANKANI FAMILY TRUST, DENISE L. DYCK, TRUSTEE (herein referred to as "Grantee") the following described real estate situated in Shelby County, Alabama, to-wit:

**Commence at the Northwest corner of the Northeast quarter – Northwest quarter of Section 8, Township 22 South, Range 2 West and run South 88 degrees 21 minutes 44 seconds East a distance of 420.00 feet to a point; thence South 01 degree 22 minutes 03 seconds West a distance of 377.00 feet to the point of beginning; thence run South 88 degrees 54 minutes 10 seconds East a distance of 111.66 feet to a point; thence run South 01 degree 55 minutes 52 seconds West a distance of 341.23 feet to a point; thence run South 84 degrees 37 minutes 08 seconds West a distance of 88.62 feet to a point; thence run North 00 degrees 18 minutes 57 seconds East, a distance of 37.33 feet to a point; thence run South 89 degrees 54 minutes 36 seconds West a distance of 29.04 feet to a point; thence run North 02 degrees 02 minutes 44 seconds East, a distance of 189.23 feet to a point; thence North 04 degrees 38 minutes 57 seconds East a distance of 125.51 feet to the point of beginning.**

**According to the survey of Joseph E. Conn, Jr., dated May 15, 2002. Situated in Shelby County, Alabama.**

**TOGETHER WITH AND SUBJECT TO:**

**Easement being 10 feet on each side of the following described line:**

**Commence at the Northwest corner of the Northeast quarter of the Northwest quarter of Section 8, Township 22 South, Range 2 West, Shelby County, Alabama and run thence South 00 degrees 16 minutes 09 seconds East for 689.97 feet; thence South 89 degrees 59 minutes 52 seconds East for 369.10 feet to the point of beginning of herein described center line; thence from the point of beginning of said center line, run South 42 degrees 30 minutes 44 seconds East for 29.76 feet; thence South 68 degrees 31 minutes 00 seconds East for 85.10 feet; thence South 04 degrees 49 minutes 32 seconds West for 127.46 feet to the point of intersection with the Northerly right of way line of Shelby County Road No. 84. Being situated in the Northeast quarter of the Northwest quarter of Section 8, Township 22 South, Range 2 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.

\$ n/a of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

**TO HAVE AND TO HOLD** to the said Nankani Family Trust, Denise L. Dyck, Trustee, 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.

40,000X

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

Shelby County, AL 08/14/2008  
State of Alabama  
Deed Tax: \$40.00

By: Angelletha Harris (Signature)

Angelletha Harris (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 Angelletha 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 (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.

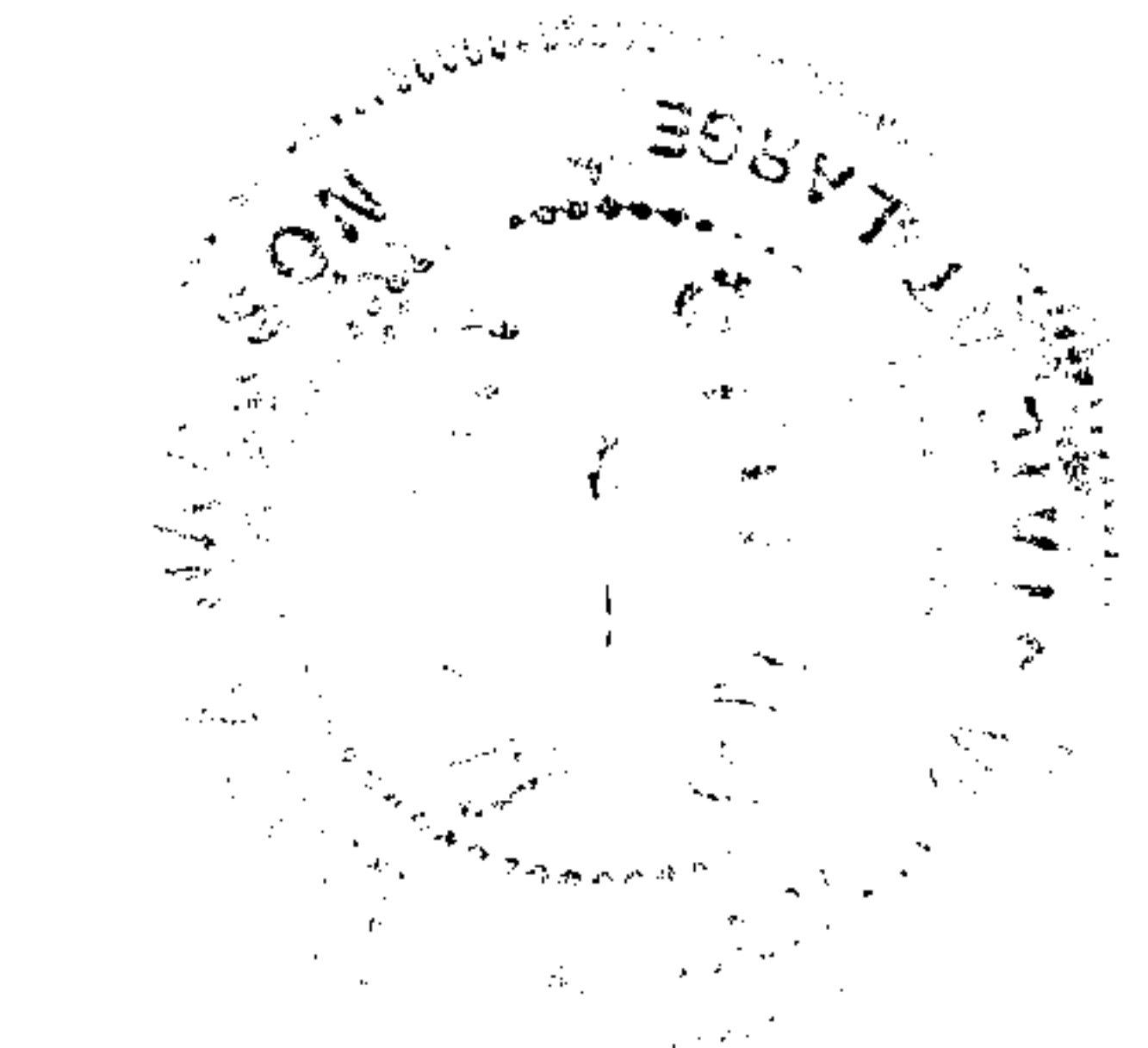
Given under my and official seal this 24 day of July, 2008.

Linda Jackson  
Notary Public

My commission expires 2/03/09

GRANTEE'S MAILING ADDRESS:  
41 Bonny Brook Lane  
FHA# 011-493078  
Calera, AL 35040

THIS INSTRUMENT PREPARED BY:  
Christopher B. Pitts, P.C.  
4142-A Carmichael Road  
Montgomery, Alabama 36106  
Telephone: 334-356-9995 Fax: 334-356-2899  
File # BH0807-DYCK



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