

STATE OF ALABAMA

COUNTY OF SHELBY

## Special Warranty Deed

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of Ninety Seven Thousand Forty Three Dollars (\$97,043.00) 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 **ERIN E. JACKSON** (herein referred to as "Grantee") as sole owner, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 121, according to the Survey of Rossburg Townhomes, Sector II, as recorded in Map Book 36, Page 18, in the Probate Office of Shelby County, Alabama, 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 Shelby County, Alabama. This conveyance is also subject to any prior reservation, severance or conveyance of minerals or mineral rights.

**\$ 99,182.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.**

**TO HAVE AND TO HOLD** to the said Erin E. Jackson 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: 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 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 27 day of October, 2008.

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

GRANTEE'S MAILING ADDRESS:  
2092 Rossburg Pl  
FHA# 011-554124  
Calera, AL 35040

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

File # BH0808-JACKSON

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