

STATE OF ALABAMA

COUNTY OF SHELBY

## Special Warranty Deed

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of Ninety Thousand Dollars (\$90,000.00) 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 **DOUGLAS CLARK, A MARRIED MAN** (herein referred to as "Grantee") as sole owner, the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the SW corner of the NW 1/4 of the SW 1/4 of Section 3, Township 22 South, Range 1 East, Shelby County, Alabama; thence North 89 degrees 43 minutes 28 seconds East along the South line of said 1/4-1/4 section a distance of 489.00 feet to the Easterly right of way of Alabama Highway #145; thence North 15 degrees 18 minutes 00 seconds East along said right of way a distance of 242.79 feet to the point of beginning; thence continue along the last described course a distance of 247.21 feet; thence run South 74 degrees 42 minutes 00 seconds East and leaving said right of way a distance of 346.01 feet to the centerline of Arlyn Horton Road; thence South 2 degrees 28 minutes 8 seconds West along said centerline a distance of 159.04 feet; thence South 13 degrees 57 minutes 37 seconds East along said centerline a distance of 52.60 feet; thence North 81 degrees 10 minutes 54 seconds West and leaving said centerline a distance of 409.66 feet to the point of beginning.

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.

\$ 96,938.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

**TO HAVE AND TO HOLD** to the said DOUGLAS CLARK 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: Angelita Harris (Signature)  
Angelita 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 Angelita 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.

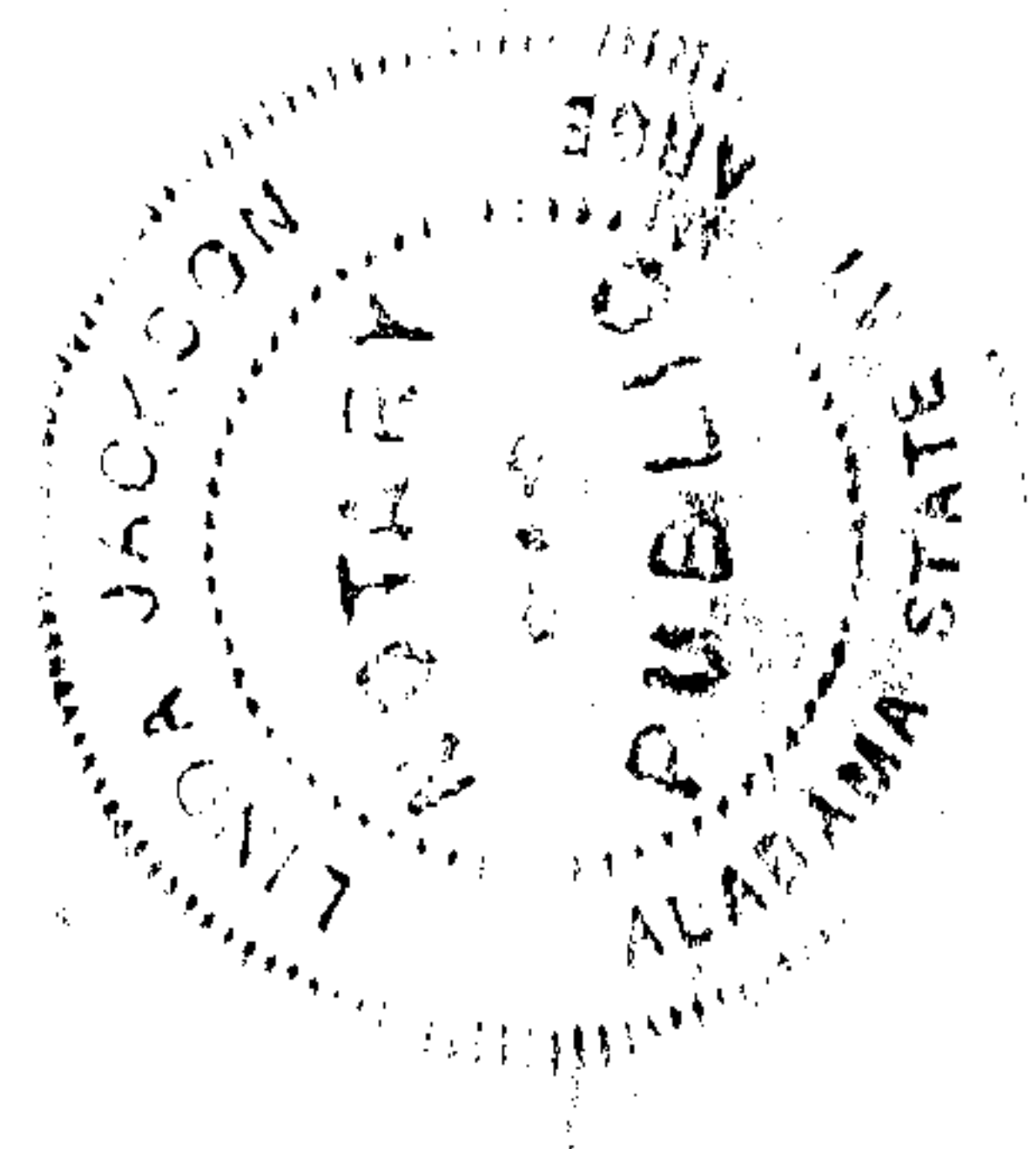
Given under my and official seal this 21 day of November, 2008.

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

GRANTEE'S MAILING ADDRESS:  
23540 Highway 145  
FHA# 011-485104  
Columbiana, AL 35051

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

File # BH0809-CLARK



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