

011- 434818

SPECIAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF Shelby
GRANTEE'S ADDRESS:
Britt A. Dix
Kathy Dix
140 Dam Road
Wilsonville, AL 35186

KNOW ALL MEN BY THESE PRESENTS, that **The United States Department of Housing and Urban Development**, also known as **Secretary of Housing and Urban Development**, for and in consideration of Sixty two Thousand and No/100 Dollars (\$62,000.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto **Britt A. Dix and Kathy Dix, husband and wife** for their life in fee simple, together with every right of reversion, the following described real property situated in the County of Shelby, State of Alabama:

Commence at the Southeast corner of Section 36, Township 20 South, Range 1 East; thence run North 1 degrees 07 minutes 08 seconds East along the boundary of said Section 36 for 1317.75 feet to the Southeast corner of the Northeast ¼ of the Southeast ¼; thence turn an angle of 90 degrees 55 minutes 32 seconds to the left and run 315.10 feet to a point on the West right of way line of County Highway 61, thence turn an angle of 88 degrees 15 minutes 46 seconds to the right and run along said right of way for 890.00 feet; thence turn an angle of 88 degrees 15 minutes 46 seconds to the left and run 491.84 feet to the point of beginning; thence continue along the last described course for 282.96 feet; thence turn an angle of 89 degrees 08 minutes 41 seconds to the left and run 208.70 feet; thence turn an angle of 91 degrees 13 minutes 39 seconds to the left and run 135.47 feet; thence turn an angle of 53 degrees 41 minutes 40 seconds to the left and run 256.63 feet to the point of beginning. Said parcel is lying in the Northeast ¼ of the Southeast ¼ section 36, Township 20 South, Range 1 East. Also, a perpetual road easement and right of way: Commence at the Southeast corner of the above described parcel of land; thence run in a Southeasterly direction, perpendicular to East line of said parcel of land for 25.0 feet to the point of beginning of the centerline of road easement; thence run in a Northeasterly Direction, parallel to and 25.0 feet from said East line of said described parcel for 147.33 feet; thence proceed along a curve to the right, having a radius of 145.20 feet and central angle of 57degrees 42 minutes 22 seconds for an arc distance of 146.24 feet; thence run along a tangent for 411.90 feet to the point of intersection with the West right of way line of County Highway 61; said easement shall be 25.0 feet either side of above described centerline and lies in the Northeast ¼ of the Southeast ¼ section 36 , Township 20 South, Range 1 East.

THIS DEED IS NOT TO BE IN EFFECT UNTIL: 2/12/09

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated April, 29, 2008 and recorded on May 7, 2008 in instrument 20080507000187630.

Being the same property acquired by the Secretary of Housing and Urban Development pursuant to the provisions of the National Housing Act, as amended (42 USC 1441, et. Seq.). Deed dated April 2, 2008 and recorded on October 6, 2008 in instrument 20081006000394610.

TO HAVE AND TO HOLD to the said **Britt A. Dix and Kathy Dix**, in fee simple, and to the heirs, together with every right of reversion. 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** however, to all covenants, restrictions, reservations, easements, conditions, liens and other rights of whatever nature appearing of record; Further 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 this 10 day of February 2009.

STEVE 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: Cheryl Berry
HUD Delegated Authority

STATE OF ALABAMA
COUNTY OF Calhoun

I, undersigned, a Notary Public in and for said County in said State, do hereby certify that Cheryl v Berry, who is personally well known to me to be the duly authorized representative of the Secretary of Housing and Urban Development and the person who executed the foregoing instrument bearing the date February 10, 2009, by virtue of the authority vested in him/her by the delegation of authority published at 70 FR 43174 (July 26, 2005), and acknowledged before me on this day that, being informed of the contents of this conveyance, he/she executed the same voluntarily for and on behalf of Steve Preston, Secretary of Housing and Urban Development, on the day and year above stated.

GIVEN under my hand and official seal this 10 day of February 2009.

LINDA W JACKSON
NOTARY PUBLIC
ALABAMA
STATE AT LARGE

Linda W Jackson
NOTARY PUBLIC

My Commission Expires: 1/23/13

THIS INSTRUMENT PREPARED BY: Rick Battaglia, 7088 Sydney Curve, Montgomery, AL 36117