

\$ 150,000
(JTC)

STATE OF ALABAMA

Special Warranty Deed

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of One Hundred Dollars (\$100.00) and other good and valuable consideration to it 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 **DEBORAH L. WARD, a single woman** (herein referred to as "Grantee") the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 68, except the North 5 feet thereof, according to the Survey of Cahaba Manor Townhomes, First Addition, as recorded in Map Book 7, Book 57, in the Probate Office of 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 Pelham, Shelby County, Alabama. This conveyance is also subject to any prior reservation, severance or conveyance of mineral or mineral rights.

TO HAVE AND TO HOLD to the said **DEBORAH L. WARD**, her 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 2006 not due and payable until October 1, 2006, other rights of whatever nature appearing of record, and subject to any state of facts an accurate survey would show.

This deed is being executed to replace an original deed executed at the time of closing that was not filed for record, and therefore this deed is effective as of September 11, 2006, the date of the original deed a copy of which is attached hereto as Exhibit A.

IN WITNESS WHEREOF, the undersigned has set his/her hand as the duly authorized representative of the Secretary of Housing and Urban Development.

Shaun Donovan
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 08/21/2009
State of Alabama
Deed Tax : \$150.00

By: *Cheryl Berry* (Signature)
Cheryl V Berry (Print)
Its: Program Manager (Title)

State of Alabama
County of Calhoun

I, the undersigned a Notary Public in and for said county in said state, do hereby certify that *Cheryl V Berry*, who is personally known to me be the duly authorized principal or officer 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 43171 (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 Shaun Donovan, Secretary of Housing and Urban Development, on the day and year above stated.

Given under my and official seal this 19 day of August, 2009.

Linda W Jackson
Notary Public
My commission expires 1/23/13

GRANTEE'S MAILING ADDRESS:
724 Cahaba Manor Tr
Pelham, AL 35124
FHA Case # 011-537576

THIS INSTRUMENT PREPARED BY:
Hooks Van Holm, Inc
1021 Noble Street, Suite 212
Anniston, AL 36201
File # BH0801-WARD,D

LINDA W JACKSON
NOTARY PUBLIC
ALABAMA
STATE AT LARGE

Exhibit A

Sep 11 2006 12:28PM Christopher B. Pitts

2052070391

P. 4



20090821000322040 2/3 \$167.00
Shelby Cnty Judge of Probate, AL
08/21/2009 09:07:26 AM FILED/CERT

STATE OF ALABAMA

CITY OF PELHAM,

COUNTY OF SHELBY

Special Warranty Deed

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of One Hundred Dollars (\$70,200) and other good and valuable consideration to it in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT (herein referred to as "Grantor") does by these presents grant, bargain, sell and convey unto DEBORAH L. WARD, A SINGLE WOMAN (herein referred to as "Grantee") the following described real estate situated in Pelham, Shelby County, Alabama, to-wit:

Lot 68, except the North 5 feet thereof, according to the Survey of Cahaba Manor Townhomes, First Addition, as recorded in Map Book 7, Book 57, in the Probate Office of 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 Pelham, Shelby County, Alabama. This conveyance is also subject to any prior reservation, severance or conveyance of minerals or mineral rights.

TO HAVE AND TO HOLD to the said DEBORAH L. WARD, 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 2006 not due and payable until October 1, 2006, 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.

Alphonso Jackson
Secretary of Housing
And Urban Development
By Hooks Van Holm, Inc of Anniston, AL
Management and Marketing Contractor for HUD
State of Alabama

By: Vicky Blanton (Signature)
Vicky Blanton (Print)
Its: Closing Manager (Title)



20090821000322040 3/3 \$167.00
Shelby Cnty Judge of Probate, AL
08/21/2009 09:07:26 AM FILED/CERT

State of Alabama
County of Shelby

I, the undersigned a Notary Public in and for said county in said state, do hereby certify that Linda Jackson who is personally known to me be the duly authorized principal or officer 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 contents of this conveyance, (s)he executed the same voluntarily for and on behalf of Alphonso Jackson, Secretary of Housing and Urban Development, on the day and year above stated.

Given under my and official seal this 11 day of September, 2006.

Linda Jackson
Notary Public

My commission expires 2/03/09

THIS INSTRUMENT PREPARED BY:

Christopher B. Pitts, P.C.
111 19th Street, Mezzanine Ste
Birmingham, AL 35203
File # BH0607-WARDLH
FHA CASE# 011-537576

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