

**LUCKETT LAND TITLE
10 LAKELAND CIRCLE
JACKSON, MISSISSIPPI, 39216
601-414-4141 Telephone
601-414-4146 Facsimile**

**STATE OF MISSISSIPPI
COUNTY OF PIKE**

195805

**INDEXING INSTRUCTIONS:
Lots 1, 2 and 3, Square "C"
Carroll Oaks Subdivision
Pike County, Mississippi
06-2849**

FHA CASE NO. 281-283017

SPECIAL WARRANTY DEED

This Indenture, made this 5th day of January, 2007, between **ALPHONSO JACKSON**, Secretary of Housing and Urban Development of Washington, D.C., party of the first part, (Grantor), and a(n) **LOUIS ROSSON, a single person and SOMMER ESTAY, a single person, as joint tenants with full rights of survivorship and not as tenants in common**, party(ies) of the second part (Grantee).

Witnesseth, That the said party of the first part, for and in consideration of the sum of one dollar (\$1.00), and other valuable consideration in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledge, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain sell, alien, convey, confirm and specially warrant unto the said party(ies) of the second part, and the heirs and assigns of the said party(ies) of the second part, the following described property situated in Pike County, State of Mississippi:

**All of Lots 1, 2 and 3, Square "C", in Carroll Oaks Subdivision, City of McComb
City, Pike County, Mississippi.**

Being the same property acquired by the party of the first part pursuant to the provisions of the National Housing Act, as amended (12 USA 1701 et seq.) and the Department of Housing and Urban Development Act (42 U.S.C. 3531).

To have and to hold the said property hereinbefore described, with all and singular the rights, members and appurtenances thereunto appertaining, to the only proper use, benefit and behoof of the said party(ies) of the second part, forever, in fee simple; and the said party of the first party specially warrants the title to the said bargained property above described against the lawful claims of all persons claiming by, through or under the party of the first part.

Subject to all covenants, restrictions, reservations, easements, conditions and right appearing of record; and subject to any state of facts an accurate survey would show.

This Deed not to be in effect until: 5th day of January, 2007.

In Witness whereof the undersigned Vicky Blanton, who acknowledged that she is Closing Manager of Hook Van Holm has set her hand and seal for and on behalf of the said Secretary of Housing and Urban Development, under authority and by virtue of that delegation of authority published at 70 F.R. 43171 (7/26/05), as amended.

39110R

SECRETARY OF HOUSING AND
URBAN DEVELOPMENT

JK0496PG0057

Vicky Blanton
By: Vicky Blanton
Hooks Van Holm, Inc., an Alabama Corporation
Its: Closing Manager

STATE OF ALABAMA
COUNTY OF CALHOUN

Personally appeared before me, the undersigned authority in and for the said county and state, on this 5th day of January, 2007, within my jurisdiction, the within named Vicky Blanton who acknowledged to me that she is Closing Manager of Hooks Van Holm Inc., an Alabama Corporation and for an on behalf of said Corporation and on behalf of the Secretary of Housing and Urban Development by virtue of that delegation of authority published at 70 F.R. 43171 (7/26/05), as amended and as the act and deed of said Corporation and the Secretary of Housing and Urban Development, she executed the above and foregoing instrument, after first having been duly authorized by said Corporation and the Secretary of Housing and Urban Development so to do.

Tawana Newman
NOTARY PUBLIC

My commission expires: 4/27/09

Grantor's Address:
Hooks Van Holm
1021 Noble Street
Suite 212
Anniston, AL 36203
256-241-1415
No Second Number

TAWANA NEWMAN
NOTARY PUBLIC
ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES
4/27/09

Grantee's Address:
Louis Rosson & Sommer Estay
206 Gerald Drive
McComb, MS., 39648
601-730-1774 Home
No Second Number



STATE OF MISSISSIPPI
PIKE COUNTY
I CERTIFY THIS INSTRUMENT
WAS FILED AND RECORDED

2007 JAN 29 AM 11:32

IN REC. BK. 140 PAGE 08 U.C.C.
FILED AS SHOWN
WITNESS MY HAND AND SEAL

Douglas J. Blanton
CHANCERY CLERK