

STATE OF ALABAMA )  
SHELBY COUNTY )

WARRANTY DEED

THIS INDENTURE, made and entered into this 31<sup>st</sup> day of August, 1987, by and between William Ray Clement and wife, Elizabeth L. Clement parties of the first part, and SECRETARY OF HOUSING AND URBAN DEVELOPMENT, of Washington, D. C., his successors and assigns, party of the second part.

WITNESSETH: That for the consideration hereinafter expressed the said parties of the first part have bargained and sold and do hereby bargain, sell, convey, and confirm unto the said party of the second part the following described real estate situated and being in the City of Alabaster County of Shelby, State of Alabama, to-wit:

Lot 10, Block 4, according to the map and survey of Bermuda Hills, Second Sector, First Addition, as recorded in Map Book 7, Page 16, in the Office of the Probate Judge of Shelby County, Alabama

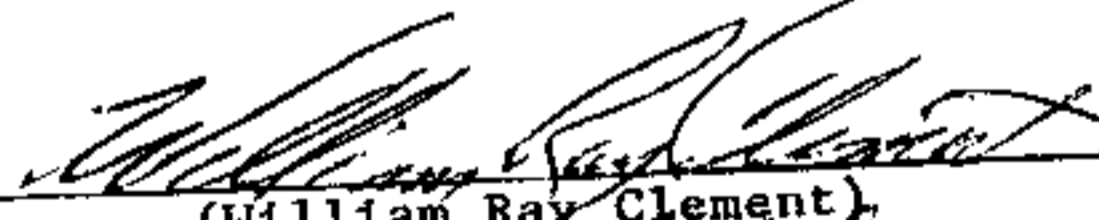
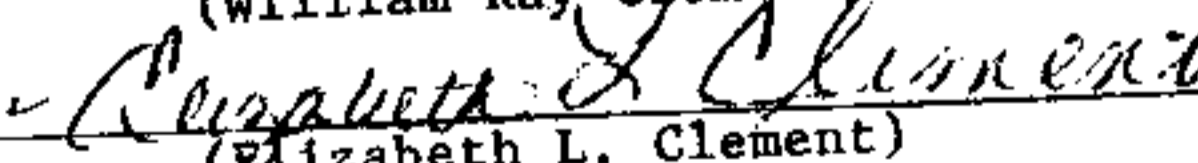
Chattel Items: Wall to wall carpeting, dishwasher and kitchen range

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining unto the said party of the second part, his successors and assigns, in fee simple, forever.

And the said parties of the first part do hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforesaid described real estate; that they have a good right to sell and convey the same, that the same is unencumbered except as to an encumbrance evidenced by a deed of trust originally executed to Guaranty Federal Savings and Loan Association dated March 30, 1984 to secure the payment of a note of even date therewith in the principal sum of \$55,065.00 which deed of trust is recorded in Book 446, Page 362, in the Office of Judge of Probate of Shelby County, Alabama, and which deed of trust was validly assigned to Mid States Mortgage Corporation and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THE CONSIDERATION for this conveyance is as follows: One Dollar (\$1.00) cash in hand to first parties paid and other good and valuable considerations to first parties passing, the receipt of all of which is hereby acknowledged.

WITNESS THE signature(s) of the parties of the first part the day and year first above written.

  
(William Ray Clement)  
  
(Elizabeth L. Clement)

This instrument was prepared by:  
W. A. Jenkins, Jr.  
227 Frank Nelson Bldg.  
B'ham, AL 35203

STATE OF ALABAMA

COUNTY OF JEFFERSON

On this ✓ 24<sup>th</sup> day of ✓ August, 1987, before me, a Notary public in and for said State and County, duly commissioned and qualified, personally appeared William Ray Clement and wife, Elizabeth L. Clement to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

✓ Betty M Moore  
NOTARY PUBLIC  
My commission expires: 11-26-87  
✓ Notary Seal

PROPERTY ADDRESS:

1054 Winterhaven Drive  
Alabaster, AL 35007

BOOK 151 PAGE 904

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

1987 SEP 21 AM 11:04

Thomas A. Shouder, Jr.  
JUDGE OF PROBATE

1. Deed Tax	\$	_____
2. Mtg. Tax		_____
3. Recording Fee		<u>5.00</u>
4. Indexing Fee		<u>1.00</u>
TOTAL		<u>6.00</u>