

Ala. (FHA)

FHA No. 011-147917 -203

STATE OF ALABAMA)

6454

COUNTY OF SHELBY)

ss.

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION to the undersigned paid by the Grantee herein, the receipt of which is hereby acknowledged, the undersigned FEDERAL NATIONAL MORTGAGE ASSOCIATION, a corporation organized and existing under the laws of the United States, (hereinafter called the "Grantor") has granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto SECRETARY OF HOUSING AND URBAN DEVELOPMENT, of Washington, D. C., his successors and assigns, (hereinafter called "Grantee"), the following described property situated in Shelby County, Alabama:

See Attached Description

Subject to taxes for the current year, 1976

Subject to any and all easements and/or restrictions of record.

Subject to the Statutory right of redemption on the part of those entitled to redeem under the laws of the State of Alabama.

This conveyance is made subject to unpaid taxes and assessments, if any, and to any outstanding rights of redemption from foreclosure sale.

No word, words, or provisions of this instrument are intended to operate as or imply covenants of warranty except the following: Grantor does hereby specially warrant the title to said property against the lawful claims of all persons claiming by, through or under the Grantor.

TO HAVE AND TO HOLD the above described property together with all rights and privileges incident or appurtenant thereto, unto the said Secretary of Housing and Urban Development, his successors and assigns, forever.

IN WITNESS WHEREOF, Federal National Mortgage Association, a corporation, has caused this conveyance to be executed in its name by its undersigned officer, this 5th day of July, 19 76.

FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: B. H. Dixon

B. H. Dixon, Assistant Vice President

STATE OF GEORGIA)

ss.

COUNTY OF FULTON)

I, Frances Hames, a Notary Public in and for said County in said State, hereby certify that B. H. Dixon, whose name as Assistant Vice President of FEDERAL NATIONAL MORTGAGE ASSOCIATION, a corporation organized and existing under the laws of the United States, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal of office this 5th day of July, 1976.

Frances Hames
Notary Public, Georgia at Large
My Commission Expires:
(SEAL) FRANCES HAMES

My commission expires: Sept. 24, 1979

19760716000066180 1/2 \$.00
Shelby Cnty Judge of Probate, AL
07/16/1976 12:00:00AM FILED/CERT

299 PAGE 821

BOOK

Commence at the Southwest corner of Section 11, Township 18 South, Range 1 East, Shelby County, Alabama, thence proceed North 51° 46 minutes East for a distance of 806.2 feet to the point of beginning on the East right of way line of the Van-diver-Leeds Paved Highway; from this beginning point turn an angle of 57° 44 minutes to the left and proceed North 5° 58 minutes West along the East right of way of said highway for a distance of 150 feet; thence turn an angle of 84° 05 minutes to the right and proceed North 78° 07 minutes East for a distance of 76.6 feet; thence turn an angle of 88° 50 minutes to the right and proceed South 13° 03 minutes East for a distance of 100 feet; thence turn an angle of 63° 28 minutes to the right and proceed South 50° 25 minutes West for a distance of 106.25 feet to the point of beinning.

The above described land is located in the Southwest Quarter of the Southwest Quarter of Section 11, Township 18 South, Range 1 East, Shelby County, Alabama.

19760716000066180 2/2 \$.00
Shelby Cnty Judge of Probate, AL
07/16/1976 12:00:00AM FILED/CERT

JUDGE OF PROBATE

Read Vol 100
Conrad M. Brantley

1976 JUL 16 AM 8:41

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