

1294

SPECIAL WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Dollar (\$1.00) and other valuable consideration the receipt of whereof is hereby acknowledged, the undersigned grantor, MORTGAGE CORPORATION OF THE SOUTH, does grant, bargain, sell and convey unto the SECRETARY OF HOUSING & URBAN DEVELOPMENT, of Washington, D.C., his successor and assigns, the following described real estate situated in the County of Shelby, State of Alabama, to wit:

See legal description attached hereto and made a part hereof

TO HAVE AND TO HOLD, the above described property together with all and singular the tenements hereditaments and appurtenances thereupon belonging or in any wise appertaining unto the said SECRETARY OF HOUSING & URBAN DEVELOPMENT, his successors and assigns, forever.

IT IS EXPRESSLY UNDERSTOOD AND AGREED by and between the parties hereto that this conveyance is subject to any outstanding rights of redemption from foreclosure sale, and that this deed contains no warranty except against the acts of the grantor, MORTGAGE CORPORATION OF THE SOUTH and all persons claiming by, through or under it.

IN WITNESS WHEREOF, MORTGAGE CORPORATION OF THE SOUTH, a corporation, has caused this conveyance to be executed by V. Marie Robertson, its 1st Vice-President, who is thereunto duly authorized, on the _____ day of _____, 1985.

MORTGAGE CORPORATION OF THE SOUTH

By:

V. Marie Robertson
V. Marie Robertson
1st Vice-President

Attest:

Pearl S. Reynolds

Pearl S. Reynolds, Assistant Secretary
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said State and County, hereby certify that V. Marie Robertson whose name as 1st Vice-President of MORTGAGE CORPORATION OF THE SOUTH corporation, 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, _____, as such officer, and with authority executed the same voluntarily for and as the act of the said corporation.

Given under my hand and official seal, this 14th day of November, 1985.

Betty Lowry
NOTARY PUBLIC

Betty Lowry
My commission expires: 11-2-85

This instrument was prepared by:

W. L. Longshore, Jr.

423 Frank Nelson Building

Birmingham, Alabama 35203

BOOK 049 PAGE 828

A parcel of land situated in the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 23, Township 21 South, Range 3 West, being more particularly described as follows: Commence at the SW corner of said $\frac{1}{4}$ $\frac{1}{4}$ section and run east along the south line of said $\frac{1}{4}$ $\frac{1}{4}$ section 768.70 feet; thence an angle left of 108 degrees 14' and run northwesterly 86.09 feet; thence an angle right of 6 degrees 52' and run northwesterly 162.60 feet; thence an angle left of 2 degrees 32' and run northwesterly 209.03 feet; thence an angle right of 2 degrees 27' and run northwesterly 478.44 feet to the point of beginning; thence continue along last described course 361.76 feet to the southerly right of way line of Shelby County Highway #12; thence an angle left of 78 degrees 14' and run westerly 132.61 feet along the southerly line of said right of way; thence an angle left of 90 degrees 03' and run southwesterly 374.06 feet; thence an angle left of 95 degrees 28' and run northeasterly 207.01 feet to point of beginning. Situated in Shelby County, Alabama.

BOOK 049 PAGE 829

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

1985 NOV 20 AM 10:44

Thomas W. Hamilton, Jr.
JUDGE OF PROBATE

RECORDING FEES

Recording Fee	\$ 5.00
Index Fee	1.00
TOTAL	\$ 6.00