

RECORDED

SEP 18 1986

4.1HM-B'HAM., AL

REC'D HUD

AUG 26 1986

4.1HM-B'HAM., AL

STATE OF ALABAMA

1694

SHELBY COUNTY

Deed In Lieu of Foreclosure

This Indenture, made and entered into on this the 15 day of Sept 1986 by and between the undersigned, Claude H. Reeser, Jr., and wife, Brenda J. Reeser, and ALB, Ltd., an Alabama limited partnership, Parties of the First Part, and the Secretary of Housing and Urban Development, of Washington, D.C., Party of the Second Part;

WITNESSETH:

That, whereas a Mortgage was executed by the above named Parties of the First Part as described below:

Description of Mortgage

Date: June 15, 1984

Amount of Debt: \$49,564.00

Mortgagor(s): Claude H. Reeser, Jr., and wife, Brenda J. Reeser, and ALB, Ltd., an Alabama limited partnership

Mortgagee: Guaranty Federal Savings and Loan Association

Recorded: Book 0451, Page 0413, in the Probate Office of Shelby County, Alabama.

WHEREAS, said indebtedness is due and payable, and the Parties of the First Part are unable to pay said indebtedness, but are desirous of saving the expense of a foreclosure of said Mortgage under the power of sale contained in said Mortgage, and are desirous of being released from their obligation under said Mortgage, and,

NOW, THEREFORE, in consideration of the premises, the Parties of the First Part have granted, bargained, and sold, and by these presents do grant, bargain, sell and convey unto the Party of the Second Part, the following described property, situated in Shelby County, Alabama, more particularly described as follows:

Lot 16, in Block 3, according to the Survey of Meadowgreen, as recorded in Map Book 6, Page 59, in the Office of the Judge of Probate of Shelby County, Alabama.

U.S. Department of Housing and Urban Development
Birmingham Office, Region IV
Daniel Building
15 South Street
Birmingham, Alabama 35233

BOOK 096 PAGE 501

Together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the said above described property unto the said Party of the Second Part, unto his heirs and assigns, in fee simple.

IN WITNESS WHEREOF, we have hereunto set our hands, this the 22 day of August, 1986.

Claude H. Reeser Jr.
Brenda Reeser
ALB. LTD. BY REALTY PROPERTIES, INC.
AS GENERAL PARTNER BY
Delia, LTD. PARTNER.

STATE OF ALABAMA

Jeff COUNTY

I, Mary Alice Galt, a Notary Public in and for said County, in said State, hereby certify that Claude H. Reeser, Jr. and Brenda J. Reeser and ALB, Ltd., an Alabama limited partnership, By whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that being informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand this 22 day of August, 1986.

Mary Alice Galt
Notary Public

My Commission expires

May 9 1989

MY COMMISSION EXPIRES MAY 9, 1989

Prepared by:
Robert E. Moore
Dept. of H.U.D.
15 S. 20th. St.
Birmingham, AL. 35233

✓ Claude H. Reeser Jr.
✓ Brenda Reeser

STATE OF ALABAMA

Jefferson COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ALB, Ltd, an Alabama limited partnership, By DAVID J. DAVID whose name 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 this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand this 15th day of September, 1986.



David J. David
Notary Public

My Commission expires

9/7

1987

BOOK 096 PAGE 503

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

1986 OCT 21 AM 9:35

Thomas A. Swann, Jr.
JUDGE OF PROBATE

1. Doc. Tax	<u>Exempt</u>
2. Mtg. Tax	<u> </u>
3. Recording Fee	<u>7.50</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>8.50</u>