

1862

SPECIAL WARRANTY DEED

THE STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

FHA CASE NO.

011-230413-203

That for and in consideration of One and No/100 (\$1.00) Dollar and other valuable consideration, the receipt whereof is hereby acknowledged, the undersigned grantor, SouthTrust Mortgage Corporation, does hereby grant, bargain, sell and convey unto the Secretary of Housing and Urban Development of Washington, D.C.,<sup>(\*)</sup> his successors and assigns, the following described real estate situated in the County of Shelby, State of Alabama, to-wit:

Lot 25, as shown by map or plat of Sunnydale Estates, Third Sectors, dated June 30, 1978, and recorded in Map Book 7, at Page 78, in the Office of the Judge of Probate, Shelby County, Alabama.

Included as additional collateral for this indebtedness is the wall-to-wall carpeting and the kitchen range now installed and any subsequent replacement therefor.

Subject to taxes for the current year, 1987.  
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.

TO HAVE AND TO HOLD the above-described property, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining unto the said Secretary of Housing and Urban Development of Washington, D.C., 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 right of redemption from foreclosure sale, and that this deed

(\*) FOR AD VALOREM PURPOSE: Single Family Property Disposition Branch  
15 South 20th Street  
Birmingham, Alabama 35233

*Carretti & Jewson*  
*1804 - 7th Ave. N.*  
*Birmingham, Ala. 35202*

BOOK 111 PAGE 802

contains no warranty except against the acts of the grantor,

SOUTHRUST MORTGAGE CORPORATION

and all persons claiming by, through or under it.

IN WITNESS WHEREOF, SOUTHRUST MORTGAGE CORPORATION

\_\_\_\_\_ has caused this conveyance to be executed by its Vice President, who is thereunto duly authorized, on this 22nd day of DECEMBER, 19 86.

SOUTHRUST MORTGAGE CORPORATION

By: \_\_\_\_\_  
Vice President



D. Catherine Gordon  
Asst. Secretary/Treasurer, D. Catherine Gordon

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Ben Machen whose name as Vice President of SOUTHRUST MORTGAGE 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, 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 official seal, this 22nd day of DECEMBER, 19 86.

Maavis Ann Sanders  
Notary Public, Maavis Ann Sanders  
My commission expires 10/31/89



This instrument prepared by:  
Douglas Corretti

1804 7th Avenue North  
Birmingham, Alabama 35203  
Attorneys: CORRETTI & NEWSOM

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

1987 JAN 27 AM 10:27

Thomas A. Sanders  
JUDGE OF PROBATE

1. Deed Tax	\$	—
2. Mtg. Tax		—
3. Recording Fee		5.00
4. Indexing Fee		1.00
TOTAL		6.00