

✓ This Instrument Prepared by:
Robert H. Adams
2125 Morris Avenue
Birmingham, AL 35203
5178-8

U.S. DEPARTMENT OF HUD
Attn: Single Family Property
Disposition Branch
Daniel Building
15 South 20th Street
Birmingham, Alabama 35233

MORTGAGORS: Paul H. Blackwell
Jr. and Nancy J. Blackwell
FHA No. 011-2587263-203
MAI No. 651360

STATE OF ALABAMA)

COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION to the undersigned paid by the Grantee herein, the receipt and sufficiency of which is hereby acknowledged, the undersigned MortgageAmerica, Inc., a corporation organized and existing under the laws of the United States, (hereinafter called the "Grantor"), by Michael T. Boyd, its Vice President, 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, to-wit:

Lot 21, Block 4, according to the Survey of Bermuda Hills, Second Sector, Second Addition, as recorded in Map Book 9, Page 29, in the Probate Office of Shelby County, 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, MortgageAmerica, Inc., a corporation, by Michael T. Boyd, its Vice President, has caused this instrument to be executed and its corporate seal affixed thereto by

Michael T. Boyd , its Vice President, who is thereunto duly
authorized, on this the 29th day of May, 1987.

MORTGAGEAMERICA, INC.

by:

Michael T. Boyd
Michael T. Boyd

its:

Vice-President

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, THE UNDERSIGNED, a Notary Public in and for said County in
said State, hereby certify that Michael T. Boyd , whose name as
Vice President of MortgageAmerica, Inc., a corporation, is signed to
the foregoing instrument and who is known to me, acknowledged before me
on this day, that, being informed of the contents of the instrument,
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 this 29th day of

May, 1987.

Barbara Ann Dento
NOTARY PUBLIC

(SEAL)

MY COMMISSION EXPIRES APRIL 28, 1991

My commission expires: _____

STATE OF ALABAMA BY CO.
I CERTIFY THIS
INSTRUMENT IS CORRECT

1987 JUN -1 AM 10:19

Thomas J. Henderson, Jr.
JUDGE OF PROBATE

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