

## SPECIAL WARRENTY DEED

68,100.00

THE STATE OF ALABAMA )

SHELBY COUNTY )

KNOW ALL PERSONS BY THESE PRESENTS, That for and in consideration of the sum of TEN AND NO/100 (\$10.00) cash in hand paid by Mortgage Guaranty Insurance Corporation to Union Bank & Trust Co., as Trustee under that certain Trust Indenture dated as of May 1, 1985, with Alabama Housing Finance Authority (hereinafter called "Grantor"), receipt whereof is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the said Mortgage Guaranty Insurance Corporation, its successors and assigns (hereinafter called "Grantee"), all right, title, interest and claim in or to the following described real estate lying and being situated in Shelby County, Alabama to-wit:

Lot 61, according to the Survey of Valley Forge, as recorded in Map Book 6, Page 60 in the Probate Office of Shelby County, Alabama; being situated in the Town of Alabaster, Shelby County, Alabama.

It is specifically understood and agreed that the Grantor has executed this conveyance subject to:

1. Ad valorem taxes due and payable October 1, 1987, which the Grantee herein agrees to assume and pay.
2. Existing rights of way, encroachments, party walls, building restrictions, zoning, recording and/or unrecorded easements, deficiency in quantity of ground, overlaps, overhangs, any discrepancies or conflicts in boundary lines, or any matters not of record, if any, which would be disclosed by an inspection and survey of the property.

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 contains no warranty except against the acts of the Grantor, Union Bank & Trust Co., Trustee, and all persons claiming by, through or under it.

The undersigned Union Bank & Trust Company, in executing and delivering this deed, does so solely in its capacity as such Trustee for the Alabama Housing Finance Authority under a Trust Indenture dated as of May 1, 1985, and not in its individual capacity; and, its liability under any and all covenants of warranty, whether expressed herein or implied as a matter of law, shall be limited to the assets held by it in its representative capacity at the time of the making of any claim hereunder.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, expressed or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

IN WITNESS WHEREOF, Union Bank & Trust Company, as Trustee for the Alabama Housing Finance Authority, has caused these presents to be executed in its name and on its behalf and in its capacity as Trustee, as aforesaid, on this the 27th day of August, 1987.

Union Bank & Trust Company, as Trustee  
for the Alabama Housing Finance Authority

Attest:

Diana M. Carpenter  
Its Assistant Corporate Trust Officer

By Sarah J. Smith  
Its Vice President, Corporate Trusts

Capell, Neword, Knable

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STATE OF ALABAMA  
COUNTY OF MONTGOMERY

I, the undersigned authority, a Notary Public in and for said State at Large, hereby certify that Sarah J. Smith and Diane M. Carpenter, whose name as Vice President — Corporate Trusts and Assistant Corporate Trust Officer, respectively, of Union Bank & Trust Company, as Trustee for the Alabama Housing Finance Authority, 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 said conveyance, they, as such officers and with full authority, executed the same voluntarily for and as the act of said Union Bank & Trust Company, acting in its capacity as Trustee as aforesaid.

Given under my hand and official seal this 27<sup>th</sup> day of August, 1987.

Barbara Gray  
Notary Public

(Seal)

My commission expires: 4-17-91

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

1987 OCT -1 PM 1:03

Thomas A. Shaver, Jr.  
JUDGE OF PROBATE

|                  |                 |
|------------------|-----------------|
| 1. Deed Tax      | \$ <u>68.50</u> |
| 2. Mtg. Tax      | <u>      </u>   |
| 3. Recording Fee | <u>5.00</u>     |
| 4. Indexing Fee  | <u>1.00</u>     |
| TOTAL            | <u>74.50</u>    |

THIS INSTRUMENT PREPARED BY:  
H. DEAN MOOTY, JR.  
57 ADAMS AVENUE  
MONTGOMERY, AL 36104

Return to:  
**MGIC**  
Real Estate Administration  
270 E. Kilbourn  
Milwaukee, WI 53202  
Horton