

Estate of Deborah L. Cashion
GA# 900145

1383
WARRANTY DEED

STATE OF ALABAMA
COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration to the undersigned grantor, Gulf American, Inc., a corporation, in hand paid by THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, the receipt of which is hereby acknowledged, the said Gulf American, Inc. does by these presents grant, bargain, sell and convey unto the said SECRETARY OF THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT the following described real estate, situated in Shelby County, Alabama:

Lot 40, according to the resurvey of Lots 1 through 64, 89 through 104 and A through C, of Applegate Manor, as recorded in Map Book 10, page 25, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama; together with all of the rights, privileges and easements and appurtenant ownership interest in and to premises previously conveyed by Applegate Realty, Inc. by deed recorded in Real 65, page 201, in the Probate Office of Shelby County, Alabama, and more fully defined in the Declaration of Covenants, Conditions and Restrictions of Applegate Townhomes, as recorded in Real 63, page 634, in said Probate Office; being situated in Shelby County, Alabama.

This mortgage includes range/oven, dishwasher, vent fan, wall to wall carpet, disposal, refrigerator and range hood attached or used in connection with the premises.

TO HAVE AND TO HOLD, to the said SECRETARY OF THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, and the Secretary's purchasers, subject, however, to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama and subject to current taxes which constitute a lien accruing but not yet due and payable.

And said Gulf American, Inc. does for itself, its successors and assigns, covenant with said SECRETARY OF THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, and the Secretary's purchasers, that it is lawfully seized in fee simple of said premises, that said premises are free from all encumbrances unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said SECRETARY OF THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, and the Secretary's purchasers forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Gulf American, Inc. by David C. Fleig, its Senior Vice President, who is authorized to execute this conveyance, has hereto set its signature and seal, this 7th day of April, 1989.

ATTEST:

Gulf American, Inc.

Richard Del Rosa
Assistant Secretary

By:

David C. Fleig

Its: Senior Vice President

1. Deed TAX COLLECTED
2. Mtg. Tax
3. Recording Fee 2.50
4. Indexing Fee 3.00
TOTAL 5.50

STATE OF TEXAS
COUNTY OF HARRIS

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that David C. Fleig, whose name as Senior Vice President of Gulf American, Inc., 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, (s)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 the 7th day of April, 1989.

Marsha Ann Reece
Notary Public
GRANTEE'S ADDRESS:
15 South 20th St.
Birmingham, AL 35253
STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
89 APR 26 AM 9:29

This instrument prepared by:
Mark A. Pickens
Shapiro & Pickens
Post Office Box 59372
Birmingham, Alabama 35259

Thomas A. Scarborough Jr.
JUDGE OF PROBATE