

William D. Nichols
RBMC# 196181-2

WARRANTY DEED

2030

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, BancBoston Mortgage Corporation, a corporation, in hand paid by THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, the receipt of which is hereby acknowledged, the said BancBoston Mortgage Corporation 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 13, Block 3, according to Resurvey of BRECKENRIDGE PARK, as recorded in Map Book 9, page 110, in the Probate Office of Shelby County, Alabama.

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 BancBoston Mortgage Corporation 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 BancBoston Mortgage Corporation by Jean Millwood, its Assistant Vice President, who is authorized to execute this conveyance, has hereto set its hand and seal, this 24th day of July, 1989.



BancBoston Mortgage Corporation

Diane G. Gates
Diane G. Gates
First Vice President

STATE OF FLORIDA
COUNTY OF DUVAL

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jean Millwood, whose name as Assistant Vice President of BancBoston 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, (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 24th day of July, 1989.

Sherrie L. Welka
Notary Public

NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES: OCT. 20, 1992.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

GRANTEE'S ADDRESS:
15 South 20th Street
Birmingham, Alabama 35233

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

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

89 SEP 26 AM 9:42

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Tax	-----	NO TAX COLLECTED
2. Mtg. Tax	-----	\$
3. Recording Fee	-----	\$ 2.50
4. Indexing Fee	-----	\$ 3.00
5. Notary Fee	-----	\$ 1.00
6. Certified Copy Fee	-----	\$ 1.00
		<u>7.50</u>