

RICH, Kenneth

STATE OF ALABAMA

COUNTY OF SHELBY

ss.

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION to the undersigned paid by the Grantee herein, the receipt of which is hereby acknowledged, the undersigned, **MORTGAGE DEFAULT SERVICES COMPANY**, a corporation, (hereinafter called the Grantor) 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 the Grantee), the following described property situated in Shelby County, Alabama:

See Exhibit "A" Attached Hereto And Made A Part Hereof By Reference.

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 or 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 THEREOF, **MORTGAGE DEFAULT SERVICES COMPANY** a corporation, has caused this conveyance to be executed in its name by its undersigned officer, this 8th day of August, 1989.

ATTEST:

MORTGAGE DEFAULT SERVICES COMPANY

Its: Exco Vice President

By: James M. Cole
Its: Vice President

STATE OF California

COUNTY OF Orange

I, the undersigned, **James M. Cole**, a Notary Public in and for said county and state, hereby certify that Vice President of **MORTGAGE DEFAULT SERVICES COMPANY**, a 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, 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 8th day of August, 1989.

Marsha K. Burns
Notary Public

My Commission expires: _____

This instrument prepared by
Arthur M. Stephens

Stephens, Millirons, Harrison & Walker, P.C.
333 Franklin Street
Huntsville, Alabama

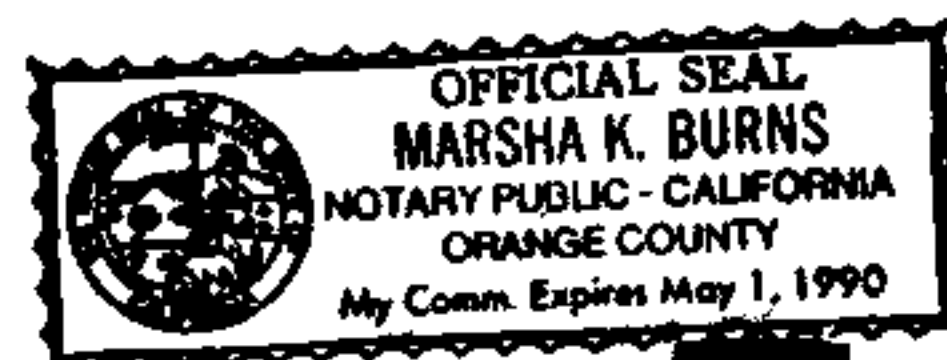


EXHIBIT "A"

A part of the N1/2 of the SE1/4 of Section 28, Township 20 South, Range 4 West, particularly described as follows: Commence at the NE corner of the NE1/4 of SE 1/4 of said Section 28, and run thence West along North line of the NE1/4 of SE1/4 a distance of 1331 feet to the NW corner of said 1/4-1/4 section; thence run South 57 deg. West 340 feet to a point on South right of way line of Shades Crest Road for point of beginning of tract herein described; (said point being marked by an iron stake and being the Northernmost corner of Plot 1 of an unrecorded map); from said point of beginning turn left an angle of 32 deg. 52' and run South 24 deg. 16' West along said South right of way line a distance of 140 feet; thence turn an angle to left 79 deg. and run 1063.5 feet to the Southeast line of Plot 1; turn left an angle of 100 deg. 51' 30" and run North 24 deg. 16' East along the Southeast line of Lot 1 a distance of 35.6 feet to the easternmost corner of said Lot 1; thence turn an angle to the left 73 deg. 46' and run North 49 deg. 30' West a distance of 1089 feet to point of beginning.

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

89 DEC 15 PM 3:07

Thomas A. Saunders, Jr.
JUDGE OF PROBATE

NO TAX COLLECTED

1. Deed Tax -----	\$	-----
2. Reg. Tax -----	\$	-----
3.	\$	5.00
4.	\$	3.00
5.	\$	1.00
6.	\$	1.00
Total -----	\$	10.00