

STATE OF ALABAMA

SHELBY COUNTY

DEED IN LIEU OF FORECLOSURE

This Indenture, made and entered into on this the 19th day of April, 1990, by and between the undersigned, James E. Williams and wife, Melba S. Williams of the County of Shelby, Parties of the First Part, and the Secretary of Housing and Urban Development, of Washington, D.C., Party of the Second Part;

WITNESSETH:

That, whereas a Mortgage was executed by the Parties as described below:

Description of Mortgage

Date: August 11, 1980

Amount of Debt: \$26,050.00

Mortgagor(s): James E. Williams and wife, Melba S. Williams.

Mortgagee: Johnson and Associates Mortgage Company

Recorded: Real Property Book 0404, Page 0842, in the Probate Office of Shelby County, Alabama

Recorded: Real Property Book 0167, Page 0737, in the Probate Office of St. Clair County, Pell City Division, Alabama.

WHEREAS, said indebtedness is due and payable, and the Parties of the First Part are unable to pay said indebtedness, but are desirous of saving the expense of a foreclosure of said Mortgage under the power of sale contained in said Mortgage, and are desirous of being released from their obligation under said Mortgage, and,

NOW, THEREFORE, in consideration of the premises, the Parties of the First Part have granted, bargained, and sold, and by these presents do grant, bargain, sell and convey unto the Party of the Second Part, the following described property, situated in Shelby and St. Clair Counties, Alabama, more particularly described as follows:

Commence at the NW Corner of the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 23, Township 17, South Range 1, East, Thence east along the north line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 670.80 feet to the center line of old Epperson Road, For the Point of beginning of tract herein described, thence 154 deg. 07 min. to the right in a southwesterly direction and along the center line of said road, 343.47 feet. Thence 115 deg. 53 min. to the right Due north 150.00 Feet to the north line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section Thence 90 deg. 00 min. to the right 309.02 feet to the point of beginning.

ALSO: Commence at the SW Corner of the SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 14, Township 17, South Range 1, East, Thence east along the south line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 361.78 feet to the point of beginning of tract herein described, thence continue along the last named course 288.74 feet. Thence 175 deg. 28 min. to the left in a northwesterly direction 176.59 feet, thence 11 deg. 35 min. 35 sec. to the left in a southwesterly direction 113.56 feet to the point of beginning.

Housing & Urban Dev.

99
PAGE
289
BOOK

Together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the said above described property unto the said Party of the Second Part, unto his heirs and assigns, in fee simple.

IN WITNESS WHEREOF, we have hereunto set our hands, this the 19th day of April, 1990.

James E. Williams
James E. Williams

Melba S. Williams
Melba S. Williams

STATE OF ALABAMA

Jefferson COUNTY

I, Kathy A. Johnson, a Notary Public in and for said County, in said State, hereby certify that James E. Williams and wife, Melba S. Williams whose names are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that being informed of the contents of this conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand this 19 day of April, 1990.

Kathy Johnson
Notary Public

My Commission expires
Nov. 1, 1992

Prepared by:
Robert E. Moore
Department of HUD
Beacon Ridge Tower Suite 300
600 Beacon Parkway, West
Birmingham, AL. 35209

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

90 APR 30 AM 10:33

Thomas A. [Signature]
JUDGE OF PROBATE

1. Deed Tax	—	\$	IN LIEU OF FORECLOSURE
2. Mtg. Tax	—	\$	
3. Recording Fee	—	\$	5.00
4. Indexing Fee	—	\$	3.00
5. No Tax Fee	—	\$	1.00
6. Certified Fee	—	\$	1.00
Total	—	\$	10.00