

MARLOW, Thoma

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:

Lot 5, in Block 3, Oak Mountain Estates, according to Map as recorded in Map Book 5, Page 57, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

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 21st day of December, 1989.

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ATTEST:

NO TAX COLLECTED
1. 2.50
3. 3.00
4. 1.00
5. 1.00
6. 1.00
Total 7.50

MORTGAGE DEFAULT SERVICES COMPANY

Its:

Exec. Vice President

By:

Its: Vice President

STATE OF

COUNTY OF

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

90 AUG -3 AM 9:58

I, the undersigned, a Notary Public in and for said county and state, hereby certify that James M. Cole, whose name as 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 21st day of December, 1989.

Notary Public

My Commission expires:

This instrument prepared by
Arthur M. Stephens

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

