

Richard Alan Ball  
BBMC# 177561-2

1022

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, 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:

Commence at the Southeast corner of the NW 1/4 of NW 1/4 of Section 2, Township 21 South, Range 3 West, and run North 230 feet; thence run West 400 feet; thence run North 150 feet to the point of beginning; thence run North 105 feet; thence run West 105 feet; thence South 105 feet; thence East 105 feet to the point of beginning; being situated in Shelby County, Alabama. A parcel of land situated in the S 1/2 of NW 1/4 of NW 1/4 of Section 2, Township 21 South, Range 3 West, being more particularly described as follows: Begin at the Southeast corner of the NW 1/4 of NW 1/4 of said Section 2 and run thence North along the East line a distance of 230.0 feet; thence turn left and run along the North line of 4th Avenue in a westerly direction a distance of 400 feet to the point of beginning; thence turn an angle of 90 deg. to the right and run Northerly a distance of 150.0 feet; thence turn an angle of 90 Deg. to the left and run Westerly a distance of 105.0 feet; thence turn an angle of 90 Deg. to the left and run Southerly a distance of 150.0 feet; thence turn an angle of 90 deg. to the left and run Easterly and along the North line of 4th Avenue a distance of 105.0 feet to the point of beginning; being situated in 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 Michael C. Koster, its Vice President, who is authorized to execute this conveyance, has hereto set its signature and seal, this 6th day of December, 19 90.

ATTEST:

BancBoston Mortgage Corporation

  
Assistant Secretary

By:   
Michael C. Koster

Its: Vice President



SHAPIRO & KREISMAN  
POST OFFICE BOX 590046  
BIRMINGHAM, ALABAMA 35259

STATE OF FLORIDA

COUNTY OF DUVAL

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael C. Koster, whose name as 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 6th day of December, 1990.

Pamela R. DeLay  
Notary Public Pamela R. DeLay

NOTARY PUBLIC, STATE OF FLORIDA  
My commission expires Oct. 22, 1991

GRANTEE'S ADDRESS:  
600 Beacon Parkway West, #300  
Birmingham, Alabama 35209-3113

This instrument prepared by:  
Jeffrey E. Rowell  
Shapiro & Kreisman  
Two Metroplex Drive, Suite 305  
Birmingham, Alabama 35209



BOOK 326 PAGE 126

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

91 JAN 17 AM 9:05

Thomas A. Snowden, Jr.  
JUDGE OF PROBATE

1. Deed Tax	-----	NO TAX PAID
2. Mtg. Tax	-----	
3. Recording Fee	-----	5.00
4. Indexing Fee	-----	3.00
5. No Tax Fee	-----	7.00
6. Certified Fee	-----	
Total	-----	15.00

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