

80,501<sup>W</sup>

95-15382

**SEND TAX NOTICE:**

**James A. Nichols**  
**217 Park Place Way, Alabaster, Alabama 35007**

**011:360274**  
**WARRANTY DEED**  
**JOINT TENANCY**

**State of Alabama**  
**County of Shelby**

**KNOW ALL MEN BY THESE PRESENTS**, that Henry G. Cisneros, Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, in consideration of the sum of TEN DOLLARS (\$10.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell, and convey unto

**James A. Nichols and Barbara M. Nichols**

as joint tenants with express right of survivorship and to the survivor's heirs and assigns, the following described real property situated in the **County of Shelby, State of Alabama**:

Lot 32, according to the Survey of Park Place, First Addition, Phase II, as recorded in Map Book 16, page 50, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT to all statutory rights of redemption arising from the foreclosure sale of this property and expiring 1 year from November 21, 1994, the date of said foreclosure sale.

SUBJECT however, to all covenants, restrictions, reservations, easements, conditions, liens and other rights of whatever nature appearing of record; and further subject to any state of facts an accurate survey would show.

**IN WITNESS WHEREOF** the undersigned on this 9th day of June, 1995 has set his hand as the duly authorized representative of the Secretary of Housing and Urban Development.

Being the same property acquired by the Secretary of Housing and Urban Development pursuant to the provisions of the National Housing Act, as amended (42 USC 1441, et seq.). Deed recorded in Book 1995, Page 00163.

**TO HAVE AND TO HOLD**, to the said **James A. Nichols and Barbara M. Nichols**, as joint tenants with express right of survivorship and to the survivor's heirs and assigns forever.

**Secretary of Housing and Urban Development**

BY: *Joan Arnold*  
**Birmingham Office**  
**Dept. of Housing and Urban Development**  
**Birmingham, Alabama**

(STATE OF ALABAMA)  
(COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, do hereby certify that Joan Arnold, who is personally well known to me to be the duly authorized representative of the Secretary of Housing and Urban Development, and the person who executed the foregoing instrument bearing date June 9, 1995, by virtue of the authority vested in him by the Code of Federal Regulations, Title 24, Chapter II, and acknowledged before me on this day that, being informed of the contents of this conveyance, he executed the same voluntarily for and on behalf of Henry G. Cisneros, Secretary of Housing and Urban Development, on the day and year above stated.

GIVEN under my hand and official seal this 9th day of June, 1995.

*Russell W. Oliver*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES MY COMMISSION EXPIRES MARCH 23, 1996

This instrument was prepared by:  
Michael Galloway for the Department of Housing and Urban Development, Birmingham, Alabama.

Inst # 1995-15382

06/13/1995-15382  
09:19 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 9.50