

570

SEND TAX NOTICE:

Wanda Grove Faust
9730 Highway 31 So., Calera, Alabama 35040

011:334050
WARRANTY DEED

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

Wanda Grove Faust

the following described real property situated in the County of Shelby, State of Alabama:

Commence at the Southeast Corner of the Northwest Quarter of the Northwest Quarter of Section 11, Township 24 North, Range 13 East; thence run North along the East line of said quarter-quarter section 627.00 feet to the point of beginning; thence continue along last described course 137.45 feet; thence turn right 90 degrees 28 minutes 26 seconds and run Easterly 362.30 feet to the point on the West right of way line of Highway 31; thence turn right 90 degrees 04 minutes 27 seconds and run southerly along said right of way 137.47 feet; thence turn right 88 degrees 55 minutes 32 seconds and run westerly 358.58 feet to the point of beginning. LESS AND EXCEPT a 25 foot easement for ingress, egress and utilities over and across the southern side of subject property. 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 July 7, 1995, 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 13th day of November, 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 17809.

TO HAVE AND TO HOLD, to the said Wanda Grove Faust, his/her 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 11-13-95, 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 13th day of November, 1995.

Laura W. Owen
NOTARY PUBLIC
MY COMMISSION EXPIRES MARCH 28, 1996
MY COMMISSION EXPIRES _____

This instrument was prepared by:
Michael Galloway 1329 Forestdale Blvd, Birmingham, Alabama 35214.

Inst # 1996-00881

01/10/1996-00881
12:18 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.00

Inst # 1996-00881