

STATE OF ALABAMA  
COUNTY OF SHELBY

Richard Landers  
7726145M

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration to the undersigned grantor, Fleet Mortgage Corp., a South Carolina corporation formerly known as Fleet Real Estate Funding Corp., successor by merger to Fleet Mortgage Corp., a Rhode Island Corporation, a corporation, in hand paid by THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, the receipt of which is hereby acknowledged, the said Fleet Mortgage Corp., a South Carolina corporation formerly known as Fleet Real Estate Funding Corp., successor by merger to Fleet Mortgage Corp., a Rhode Island 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:

Lot 29, according to a Resurvey of Lots 1 through 64, 89 through 104 and A through C of Applegate Manor, as recorded in Map Book 10, page 25, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama; together with all of the rights, privileges, easements and appurtenant ownership interest in and to premises previously conveyed by Applegate Realty, Inc. to the Applegate Townhouse Association, Inc., by deed recorded in Probate Office of Shelby County, Alabama, in Real 065, page 201, and as more fully defined in the Declaration of Covenants, Conditions and Restrictions of Applegate Townhouse recorded in the Probate Office of Shelby County, Alabama, in Real 63, page 634.

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 Fleet Mortgage Corp., a South Carolina corporation formerly known as Fleet Real Estate Funding Corp., successor by merger to Fleet Mortgage Corp., a Rhode Island 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 Fleet Mortgage Corp., a South Carolina corporation formerly known as Fleet Real Estate Funding Corp., successor by merger to Fleet Mortgage Corp., a Rhode Island Corporation by Karen Orlando its Vice President, who is authorized to execute this conveyance, has hereto set its signature and seal, this 15<sup>th</sup> day of August, 1997.

ATTEST

Alleyne Kappelman  
Alleyne Kappelman  
Assistant Secretary

Fleet Mortgage Corp., a South Carolina corporation formerly known as Fleet Real Estate Funding Corp., successor by merger to Fleet Mortgage Corp., a Rhode Island Corporation  
By: [Signature]  
Karen Orlando  
Its: Vice President



STATE OF Wisconsin  
COUNTY OF Milwaukee

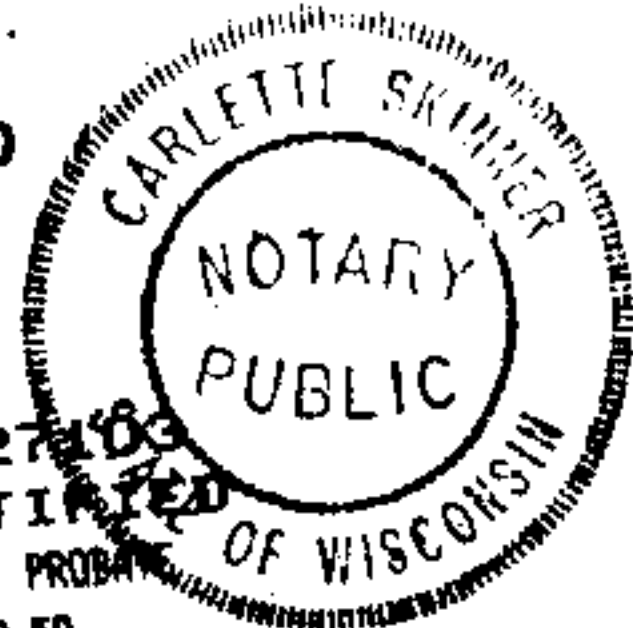
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Karen Orlando, whose name as Vice President of Fleet Mortgage Corp., a South Carolina corporation formerly known as Fleet Real Estate Funding Corp., successor by merger to Fleet Mortgage Corp., a Rhode Island 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 15<sup>th</sup> day of August, 1997.

MY COMMISSION EXPIRES: 9/5/99

[Signature]  
Notary Public Carlette Skinner  
GRANTEE'S ADDRESS:  
600 Beacon Parkway West, #300  
Birmingham, Alabama 35209

966751  
This instrument prepared by:  
CHALICE E. TUCKER  
Shapiro & Kreisman  
2100 16th Avenue South - Suite 200  
Birmingham, Alabama 35205



08/25/1997-27103  
11:58 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 SNA 10.50

Inst # 1997-27103