

FHA CASE NO. 011-285993

PROPERTY ADDRESS: 1304 Applegate Drive, Alabaster, Alabama 35007

This Instrument Prepared By:
Timothy A. Massey
1100 East Park Drive
Birmingham, Alabama 35235

Send Tax Notice To:
Maurene G. Ulander
1304 Applegate Drive
Alabaster, Alabama 35007

STATE OF ALABAMA ()
COUNTY OF SHELBY ()

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that, **ANDREW M. CUOMO**, **SECRETARY OF HOUSING AND URBAN DEVELOPMENT**, of Washington, D.C., for and in consideration of TEN AND NO/100 DOLLARS (\$10.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto **MAURENE G. ULANDER**, the following described real property, situated in the County of Shelby, State of 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 Realty 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 Townhouses recorded in the Probate Office of Shelby County, Alabama, in Real 63, Page 634.

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated November 20, 1996, and recorded in Instrument No. 1996-38375.

Subject, 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.

Set # 1997-35424
/30/1997-35424
10:15 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SNA 12.00

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 USC1441, et seq.). Deed recorded in Instrument No. 1997-27103.

\$ 58,691.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD UNTO THE SAID GRANTEE, her heirs and assigns forever, together with every contingent remainder and right of reversion.

IN WITNESS WHEREOF, the undersigned, on this 28th day of October, 1997, has set his or her hand as the duly authorized representative of the Secretary of Housing and Urban Development.

Andrew M. Cuomo
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 28th day of October, 1997, by virtue of the authority vested in him/her 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/she executed the same voluntarily for and on behalf of Andrew M. Cuomo, Secretary of Housing and Urban Development, on the day and year above stated.

Given under my hand and official seal, this the 28th day of October, 1997.

Inst # 1997-35424

10/30/1997-35424
10:15 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SNA 12.00

James W. Cowan

Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE.
MY COMMISSION EXPIRES: April 19, 2000
I AM NOT A MEMBER OF THE NATIONAL ASSOCIATION OF NOTARY PUBLICS.