

STATE OF ALABAMA) ss.  
SHELBY COUNTY )

MORTGAGOR

David Paul Freeman and  
wife, Linda Kay Freeman  
FHA#011:290-676-2  
RMI #151031-2

Inst # 1998-09391

**SPECIAL WARRANTY DEED**

FOR VALUABLE CONSIDERATION to the undersigned paid by the Grantee herein, the receipt of which is acknowledged, the undersigned, REGIONS MORTGAGE, INC., a corporation, organized and existing under the laws of the United States (hereinafter called the "GRANTOR"), has granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto SECRETARY OF HOUSING AND URBAN DEVELOPMENT, of Washington, D.C. his successors and assigns, (hereinafter called "GRANTEE") the following described property situated in Shelby County, Alabama:

Lot 1, Block 3, according to the survey of Hamlet, Second Sector, as recorded in Map Book 8 page 36 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

FOR AD VALOREM PURPOSE: Single Family Property Disposition Branch  
600 Beacon Parkway West, Suite 300  
Birmingham, Alabama 35209

This conveyance is made subject to unpaid taxes and assessments, if any, and to any outstanding rights of redemption from foreclosure sale.

No word, words, or provisions of this instrument are intended to operate as or imply covenants of warranty except the following: Grantor does hereby specially warrant the title to said property against the lawful claims of all persons claiming by, through or under the Grantor.

TO HAVE AND TO HOLD the above described property together with all rights and privileges incident or appurtenant thereto, unto the said Secretary of Housing and Urban Development, his successors and assigns, forever.

IN WITNESS WHEREOF, REGIONS MORTGAGE, INC., a corporation, has caused this conveyance to be executed in its name by its undersigned officer, and its corporate seal affixed, this 17<sup>th</sup> day of JULY, 1997.

REGIONS MORTGAGE, INC.

(Corporate Seal)

By: Marcia T. Johnson  
As Its: MARCIA T. JOHNSON, VICE PRESIDENT

03/18/1998-09391  
10:10 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MEL

STATE OF ALABAMA )  
MONTGOMERY COUNTY ) ss.

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that MARCIA T. JOHNSON whose name as VICE PRESIDENT of REGIONS MORTGAGE, INC., a corporation, organized under the laws of the STATE OF ALABAMA, 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, he, or she, as such officer and with full authority executed the same voluntarily for and as the act of said REGIONS MORTGAGE, INC..

Given under my hand and seal of office this 17<sup>th</sup> day of JULY, 1997.

Kevin Padouk  
Notary Public, Alabama at Large  
KEVIN PADOUK  
My Commission Expires:  
3/27/2000

THIS INSTRUMENT PREPARED BY  
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