

DEED IN LIEU OF FORECLOSURE

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of ONE (\$1.00) DOLLAR, and other valuable consideration to the undersigned grantors, J. DOUGLAS MAUNEY and wife, CHERYL MAUNEY, in hand paid by GREEN TREE FINANCIAL CORP.-ALABAMA, the receipt whereof is hereby acknowledged, the said J. DOUGLAS MAUNEY and wife, CHERYL MAUNEY, do hereby grant, bargain, sell, and convey unto the said GREEN TREE FINANCIAL CORP.-ALABAMA, its successors and assigns, the following described real estate located in Shelby County, Alabama, to-wit:

Lot 60A, according to a Resurvey of Lots 21, 22, 53-55, 58-63, and 86-89 of Amended Map of Hickory Ridge, as recorded in Map Book 13, Page 147, in the Probate Office of Shelby County, Alabama.

The undersigned grantors do hereby transfer and assign to GREEN TREE FINANCIAL CORP.-ALABAMA, its successors and assigns, any equity of redemption which we have or may have in or to the said property hereinabove described and conveyed.

This deed is given in lieu of foreclosure of that certain mortgage executed by J. DOUGLAS MAUNEY and wife, CHERYL MAUNEY, to GREAT EASTERN FINANCIAL SERVICES, INC., dated July 12, 1996, and duly recorded in the Office of the Judge of Probate of Shelby County, Alabama, on July 28, 1996, in Instrument No. 1996-23723.

TO HAVE AND TO HOLD unto the said GREEN TREE FINANCIAL CORP.-ALABAMA, its successors and assigns forever, and we do for ourselves and our heirs, executors and administrators, covenant with the said GREEN TREE FINANCIAL CORP.-ALABAMA, its successors and assigns, that we are lawfully seized in fee simple of said premises; that the same is free from all encumbrances, that we have a good right to sell and convey the same, as aforesaid; and that we will and our heirs, executors and administrators shall warrant and defend the same to the said GREEN TREE FINANCIAL CORP.-ALABAMA, its successors and assigns, forever, against the lawful claims of all persons.

Given under my hand and seal this 11th day of November, 1998.


J. DOUGLAS MAUNEY

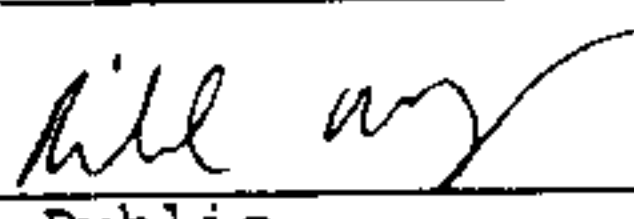

CHERYL MAUNEY

STATE OF ALABAMA)

Jefferson)
COUNTY OF ~~SHELBY~~

I the undersigned, a Notary Public in and for said County in said State hereby certify that J. DOUGLAS MAUNEY and wife, CHERYL MAUNEY, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that being informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

Witness my hand and seal this 11th day of November, 1998.


Notary Public

My Commission Expires: May 9, 2001

THIS INSTRUMENT PREPARED BY:

ARTHUR M. STEPHENS

STEPHENS, MILLIRONS, HARRISON & WILLIAMS, P.C.

P.O. BOX 307

HUNTSVILLE, AL 35804

11/20/1998-46308
11:28 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CRH 1.30

11/20/1998-46308