

1550-650
FHA CASE NO. 011-424956
PROPERTY ADDRESS: 2810 North Drive, Helena, Alabama 35080

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

Send Tax Notice To:
Kathleen J. Welsch
2810 North Drive
Helena, Alabama 35080

STATE OF ALABAMA ()
COUNTY OF SHELBY ()

SALES PRICE \$86,300.00

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 **KATHLEEN J. WELSCH**, the following described real property, situated in the County of Jefferson, State of Alabama:

Lot 7, in Block 4, Shelena Estates, Shelby County, Alabama, as recorded in Map Book 5, Page 25, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated September 2, 1998 and recorded in Instrument No. 1998-34383.

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.

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. 1998-38633.

01/13/1999-01624
09:07 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CRH 12.00

Inst. # 1999-01624

\$ 85,594.00 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 30th day of December, 1998, 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:

Deborah A. Creel

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 DEBORAH A. CREEL, 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 30th day of December, 1998, 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 30th day of December, 1998.

Barbara S. Andolen

Notary Public

My Commission Expires: 8/31/99

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03:07 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

002 CRH

12.00