

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) cash in hand paid by THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT to Union Planters Bank N.A., f/k/a Union Planters National Bank, f/k/a Leader Federal Bank for Savings (hereinafter called "Grantor"), receipt whereof is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the said SECRETARY OF HOUSING AND URBAN DEVELOPMENT (hereinafter called "Grantee"), all right, title, interest and claim in or to the following described real estate lying and being situated in Shelby County, Alabama, to-wit:

Lot 2, Block 5, according to a Resurvey of Block 5 of a Resurvey of Breckenridge Park, as recorded in Map Book 11, Page 18, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD, to the said Grantee, its successors and assigns forever.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

This instrument is executed by the undersigned solely in the representative capacity named herein, and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on the part of the undersigned in its individual or corporate capacity, and the undersigned expressly limits its liability hereunder to the property now or hereafter held by it in the representative capacity named.

Inst # 1999-07011

02/19/1999-07011
10:19 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HHS 12.00

IN WITNESS WHEREOF, the said Union Planters Bank N.A., f/k/a Union Planters National Bank, f/k/a Leader Federal Bank for Savings by Susan Pittman, its Vice President, who is authorized to execute this conveyance, has hereto set its signature and seal, this 16 day of Feb, 1999.

ATTEST (Corporate Seal)

Union Planters Bank N.A., f/k/a Union Planters National Bank, f/k/a Leader Federal Bank for Savings

Dawn Bryant

By: Susan Pittman

Secretary
Dawn Bryant, Assistant Secretary

Its: Vice President

STATE OF Tennessee

COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Susan Pittman and Dawn Bryant, whose names as Vice President and Asst. Sec., respectively, of Union Planters Bank N.A., f/k/a Union Planters National Bank, f/k/a Leader Federal Bank for Savings, 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 said conveyance, they, as such officers and with full authority, executed the same voluntarily for and as the act of said association, acting in its capacity as aforesaid.

Given under my hand and official seal, this the 16 day of

Feb., 1999.

MY COMMISSION EXPIRES:

Joyce A. Hunt
Notary Public

MY COMMISSION EXPIRES AUG. 13, 2002

MY COMMISSION EXPIRES AUG. 13, 2002

GRANTEE'S ADDRESS:

600 Beacon Parkway West, #300
Birmingham, Alabama 35209

This instrument prepared by:

Chalice E. Tucker

SHAPIRO & TUCKER, L.L.P.

2100 16th Avenue South - Suite 200

Birmingham, Alabama 35205

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002 1998 12.00