

STATE OF ALABAMA
COUNTY OF SHELBY

Sheila P. Flowers
1032504055
99-0273

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 PMAC, Inc., f/k/a Magna Mortgage Company (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 53, according to the survey of Timber Parc, Phase IV, recorded in Map Book 15, Page 68, 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 # 2000-16279

05/17/2000-16279
12:42 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MMS 13.00

IN WITNESS WHEREOF, the said Union Planters PMAC, Inc., f/k/a Magna Mortgage Company by Jeff Burress its Vice President, who is authorized to execute this conveyance, has hereto set its signature and seal, this 15 day of MAY, 2000.

ATTEST (Corporate Seal)

Union Planters PMAC, Inc., f/k/a Magna Mortgage Company

Debbie Fly
DEBBIE FLY
Assistant Secretary

By: Jeff Burress
JEFF BURRESS
VICE PRESIDENT
Its: _____

STATE OF TENNESSEE

COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jeff Burress and Debbie Fly, whose names as Vice President and Asst. Sect., respectively, of Union Planters PMAC, Inc., f/k/a Magna Mortgage Company, 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 15 day of

MAY, 2000.

MY COMMISSION EXPIRES:

My Commission Expires June 2, 2002

Kathy Lewis
Notary Public

GRANTEE'S ADDRESS:

7130 Goodlett Farms
Pkwy Cordova, TN
38018-4908

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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