


INVESTOR NUMBER: 011-3895541-703

GMAC MORTGAGE CORPORATION LOAN NUMBER: 304775059

MORTGAGOR(S): JAMES A. REYNOLDS AND TERRI R. REYNOLDS

THIS INSTRUMENT PREPARED BY:

Stephen G. Collins
Sirote & Permutt, P.C.
2311 Highland Avenue South
P. O. Box 55727
Birmingham, AL. 35255-5727


20040504000234060 Pg 1/2 15.00
Shelby Cnty Judge of Probate, AL
05/04/2004 14:42:00 FILED/CERTIFIED

STATE OF ALABAMA)

COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the undersigned Grantor, **GMAC Mortgage Corporation**, does hereby grant, bargain, sell, and convey unto Grantee, **The Secretary of Housing and Urban Development, his Successors and Assigns**, the following described real estate situated in the County of Shelby, State of Alabama, to-wit:

Lot 2, according to Triple Springs Subdivision of Shelby County, Alabama,
recorded in Map Book 5, Page 34, in the Probate Office of Shelby County,
Alabama. Situated in Shelby County, Alabama.

TO HAVE AND TO HOLD, the above-described property together with all and singular the tenements, hereditaments, and appurtenances thereupon belonging or in any wise appertaining unto the said Grantee, its successors and assigns, forever.

IT IS EXPRESSLY UNDERSTOOD AND AGREED by and between the parties hereto that this conveyance is subject to any outstanding rights of redemption from foreclosure sale, and that this deed contains no warranty except against the acts of the said Grantor, and all persons claiming by, through, or under it.

IN WITNESS WHEREOF, **GMAC Mortgage Corporation**, a corporation, has caused this conveyance to be executed by Margie Kwaitanowski, its Limited Signing Officer, who is duly authorized, on the 23 day of June, 2003.

GMAC Mortgage Corporation

[AFFIX SEAL]

By: Margie Kwaitanowski
Margie Kwaitanowski
Its Limited Signing Officer

STATE OF Pennsylvania)

COUNTY OF Montgomery)

20040504000234060 Pg 2/2 15.00
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I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Margie Kwaitanowski, whose name as Limited Signing Officer of GMAC Mortgage Corporation, a corporation, 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/she, as such officer, and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 23rd day of June, 2003.

William L. Watson
NOTARY PUBLIC

My Commission Expires:

