

INVESTOR NUMBER: 011-4840719-703

GMAC MORTGAGE CORPORATION LOAN NUMBER: 0307281603

MORTGAGOR(S): JAMES FOWLER AND TAMMY FOWLER

THIS INSTRUMENT PREPARED BY:


Heather H. Renfro

Sirote & Permutt, P.C.

2311 Highland Avenue South

P. O. Box 55727

Birmingham, AL. 35255-5727


20040915000512790 Pg 1/2 15.00
Shelby Cnty Judge of Probate, AL
09/15/2004 10:48:00 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:

A parcel of land lying and being situated in the NE 1/4 of the NW 1/4 of Section 11, Township 24, Range 13 East, being more particularly described as: Commencing at the SE corner of the NW 1/4 of the NW 1/4 of Section 11, Township 24, Range 13 East, and run thence North along the East boundary of said 1/4 1/4 section 209 feet to the point of beginning of the land herein conveyed; thence continue north along said east boundary of said 1/4 1/4 section 209 feet, more or less, to the southwest corner of the Catherine Elizabeth Jones Broadhead lot; thence east along the south boundary of said lot 310 feet, more or less, to a point on the west right of way line of US Highway 31; thence south along said right of way 220 feet, more or less, to a point due east of the point of beginning; thence west 310 feet, more or less, to the point of beginning.


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 John Kerr, its Limited Signing Officer who is duly authorized, on the 25 day of June, 2004.

GMAC Mortgage Corporation

[AFFIX SEAL]

By: 
John Kerr
Its Limited Signing Officer

STATE OF Pennsylvania)

COUNTY OF Montgomery)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that John Kerr, 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 25th day of June, 2004.


NOTARY PUBLIC
My Commission Expires:

