

INVESTOR NUMBER: 011-4836107-703

GMAC MORTGAGE CORPORATION LOAN NUMBER: 0307281535

MORTGAGOR(S): LANCE E. SCRIPPS AND KRISTIE L. SCRIPPS

THIS INSTRUMENT PREPARED BY:

Heather H. Renfro

Sirote & Permutt, P.C.

2311 Highland Avenue South

P. O. Box 55727

Birmingham, AL. 35255-5727

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 12, according to the survey of The Willows at Calera, as recorded in
Map Book 26 Page 85 in the Probate Office of Shelby County, Alabama;
being 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 John Kerr, its Limited Signing Officer who is duly authorized, on the 26 day of August, 2004.

GMAC Mortgage Corporation

By: John Kerr
John Kerr
Its Limited Signing Officer

[AFFIX SEAL]

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 26th day of August, 2004.

Regina M. Frederick
NOTARY PUBLIC
My Commission Expires:

NOTARIAL SEAL
REGINA M. FREDERICK, Notary Public
Horsham Twp., Montgomery County
My Commission Expires Oct. 22, 2004