


Prepared by: David VanBuskirk
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Attorneys and Counselors at Law
1587 Northeast Expressway
Atlanta, GA 30329


20060410000164040 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
04/10/2006 09:34:15AM FILED/CERT

THE STATE OF ALABAMA
COUNTY OF SHELBY

MSP FILE NO: 221.0502254AL
LOAN NO: 0134363316/Chapman
FHA LOAN NO.: 011-5280261

SOURCE OF TITLE:
Instrument No.: 20040506000238040

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION to the undersigned paid by the Grantee herein, the receipt of which is hereby acknowledged, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.**, whose principal place of business is located at P O Box 27767, Richmond, VA 23261, (hereinafter called the Grantor) has granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto the **SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON D.C.**, its successors and/or assigns, (hereinafter called the Grantee), the following described property situated in Shelby County, Alabama:

Lot 19, and the South 9 feet of Lot 18 according to the Survey of Portsmouth First Sector as recorded in Map Book 6, Page 22 in the Probate Office of Shelby County, Alabama.

The conveyance is made subject to unpaid taxes and assessments, if any, and to any outstanding rights of redemption from foreclosure sale.

No word, words, or provisions of this instrument are intended to operate as or imply covenants or warranty except the following: Grantor does hereby specially warrant the title to said property against the lawful claims of all persons claiming by, through or under the Grantor.

TO HAVE AND TO HOLD, the above described property together with all rights and privileges incident or appurtenant thereto, unto the said, **SECRETARY OF THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON, D.C.**, its successors and/or assigns, forever.

IN WITNESS WHEREOF, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.**, has caused this conveyance to be executed in its name by its undersigned officer(s), 23rd this day of March, 2006.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC



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ATTEST:

By:

Jackie W Ballos

TITLE: Vice President

By:

[Signature]

TITLE: Assistant Secretary

(Corporate Seal)

THE STATE OF Virginia
CITY OF Richmond

I, the undersigned Notary Public in and for said State and County, do hereby certify that Jackie W. Ballos and Gabrielle W. Beck of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC**, 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 this conveyance, they, as such officers and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 2nd of March 2006.

Sharon S. Kinner
NOTARY PUBLIC
My Commission Expires: 5-31-2007