

58

STATE OF ALABAMA)
) ss. SPECIAL WARRANTY DEED
COUNTY OF SHELBY)

FOR VALUABLE CONSIDERATION to the undersigned paid by the Grantee herein, the receipt of which is hereby acknowledged, the undersigned Federal National Mortgage Association, a Corporation organized and existing under the laws of the United States (hereinafter called the "Grantor"), has granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto Administrator of Veterans Affairs, an officer of the United States of America, whose address is Veterans Administration, Washington, D.C., and his successors in such office, as such, and assigns (hereinafter called the "Grantee"), the following described property situated in Shelby County, Alabama: From the southeast corner of the SW 1/4 of the NE 1/4 of Section 19, Township 22 South, Range 3 West, Shelby County, Alabama, run thence North 2 deg. 45 min. West for a distance of 43.0 feet to appoint on the North right-of-way line of the Aldrich-Montevallo Road; thence run along said north right-of-way line south 87 deg. 25 min. West for a distance of 646.0 feet to the point of beginning of the parcel herein described; thence continue along said north right-of-way line south 88 deg. 47 min. 22 sec. west for a distance of 115.43 feet; thence run North 10 deg. 42 min. 39 sec. east for a distance of 136.36 feet; thence run north 87 deg. 11 min. 34 sec. west for a distance of 107.74 feet; thence run North 12 deg. 29 min. sec. east for a distance of 276.08 feet; thence run north 87 deg. 14 min. 45 sec. east for a distance of 127.20 feet; thence run South 1 deg. 31 min. 01 sec. east for a distance of 412.63 feet to the point of beginning. Subject to easements and restrictions of record.

Together with wall to wall carpeting and range or counter top unit.
Grantor also assigns and transfers to Grantee herein all of Grantor's claims, note and the judgment, if any, thereon representing the indebtedness heretofore secured by liens on the property hereinabove described and which liens were heretofore foreclosed.

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

340 No word, words, or provisions of this instrument are intended to operate as or imply covenants of 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 Administrator of Veterans Affairs and his successors in office, as such, and assigns, forever.

IN WITNESS WHEREOF, Federal National Mortgage Association, a corporation, has caused this conveyance to be executed in its name by its undersigned officer, and its corporate seal affixed, this 16th day of March, 1982.

(CORPORATE SEAL)

FEDERAL NATIONAL MORTGAGE ASSOCIATION

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

By: Frances E. Bennett
Frances E. Bennett Assistant Vice President

1982 JUN -1 PM 3:09

STATE OF GEORGIA)

) ss.

COUNTY OF FULTON)

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

I, SUSAN P. TURNER,

a Notary Public in and for said County in said State, hereby certify that Frances E. Bennett, whose name as Assistant Vice President of FEDERAL NATIONAL MORTGAGE ASSOCIATION, a corporation organized and existing under the laws of the United States, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal of office this 16th day of March, 1982.

Susan P. Turner
Notary Public, Georgia at Large
My Commission Expires:

(SEAL)

My commission expires
September 11, 1984

This instrument was prepared by:

Romaine S. Scott, III (name)
1600 Bank for Savings Building (address)
Birmingham, Alabama 35203