

THE STATE OF ALABAMA,

SHELBY

COUNTY. } ss:

KNOW ALL MEN BY THESE PRESENTS:

That Robert P. Nimmo, as Administrator of Veterans' Affairs, an Officer of the United States of America, whose address is Veterans Administration, Washington, D.C. 20420, hereinafter called Grantor, for and in consideration of the sum of ten dollars (\$10.00) and other valuable consideration, and in consideration of that certain mortgage note in the principal amount of Sixty One Thousand and NO/100 Dollars, dated October 25, 1982, given by the grantee(s) herein to the grantor herein evidence of the unpaid balance of the purchase price of the property conveyed herein

the receipt whereof is hereby acknowledged, has granted, bargained, and sold, and, by these presents, does grant, bargain, sell and convey unto

Dennis J. Ripple and wife, Donna J. Ripple, as joint tenants, and such tenancy is with right of survivorship

, hereinafter called Grantee(s), and the heirs or successors and assigns of Grantee(s) the following-described property situated in the county of Shelby Alabama, to wit:

Lot 13, Block 4, according to Cahaba Valley Estates, Seventh Sector as recorded in Map Book 6, Page 82, in the Probate Office of Shelby County, Alabama.

The property conveyed herein is conveyed subject to outstanding rights of redemption and subject to all outstanding reservations of mineral and mining title and rights and to any lawful covenants, restrictions, easements, reservations, encroachments, liens, taxes, and special assessments heretofore imposed upon said property.

TO HAVE AND TO HOLD, the aforegranted premises together with all and singular the improvements thereon and the rights and appurtenances thereto in anywise belonging to the said Grantee(s) and the heirs or successors and assigns of Grantee(s), forever.

Grantor covenants with the said Grantee(s), and the heirs or successors and assigns of Grantee(s) that Grantor will warrant and defend the premises to the said Grantee(s) herein and the heirs or successors and assigns of Grantee(s), forever, against the lawful claims and demands of all persons claiming the same by, through or under Grantor.

IN WITNESS WHEREOF, Grantor, on the 22nd day of October, 1982, has caused this instrument to be executed in his name and on behalf by the undersigned Loan Guaranty Officer, being thereunto duly appointed, qualified and acting pursuant to sections 212 and 1820 of Title 38, United States Code, and sections 36:4342 and 36:4520 of the Regulations pursuant thereto, as amended, and who is authorized to execute this instrument.

Deed 61.00
Rec. 1.50
Ind. 1.00
63.50

STATE OF ALABAMA, SHELBY CO.
I HEREBY THIS
INSTRUMENT WAS FILED

1982 OCT 28 AM 9:17

Thomas A. Shandley, Jr.
CLERK OF PROBATE

* Robert P. Nimmo [SEAL]
ROBERT P. NIMMO
[As Administrator of Veterans' Affairs]

* By Henry D. Moody [SEAL]
HENRY D. MOODY

Loan Guaranty Officer of the Veterans
Administration, his attorney in fact.

THE STATE OF ALABAMA, MONTGOMERY COUNTY.

I, a Notary Public in and for said State and County, hereby certify that Henry D. Moody, whose name as Loan Guaranty Officer of the Veterans Administration, an agency of the United States Government, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that being duly informed of the contents of said conveyance, he, as such Loan Guaranty Officer, and with full authority, executed the same voluntarily for, in the name of and as the act of Robert P. Nimmo, as Administrator of Veterans' Affairs, acting in his capacity as such Administrator.

Given under my hand this the 22nd day of October, 1982.

My commission expires 12-11-85

THIS INSTRUMENT PREPARED BY
LAURENCE H. KLOESS, JR., ATTORNEY
VETERANS ADMINISTRATION
MONTGOMERY, ALABAMA

Ester R. [unclear]

Notary Public in and for [unclear] and County.