

John Franklin  
MCS# 161817

ALABAMA

THE STATE OF ALABAMA,

SHELBY

COUNTY.

ss:

KNOW ALL PERSONS BY THESE PRESENTS:

That Mortgage Corporation of the South  
organized and existing under the laws of the State of Alabama  
located at 2119 6th Ave. North, Birmingham, Al 35203  
and in consideration of the sum of ten dollars (\$10.00) and other valuable consideration

\$500.00  
, whose principal place of business is  
, hereinafter called Grantor, for

the receipt whereof is hereby acknowledged, has granted, bargained, and sold, and by these presents, does hereby grant, bargain, sell and convey unto the Administrator of Veterans Affairs, an Officer of the United States of America, whose address is C/O Director, VA Regional Office, 474 South Court Street, Montgomery, AL 36104 hereinafter called Grantee, and his/her successors in such office, as such, and his/her or their assigns, the following-described property, situated in the county of Shelby Alabama, to wit:

Lot 9, according to the map and survey of Vincent Estates, as recorded in Map Book 8, Page 14, in the Probate Office of Shelby County, Alabama

The property conveyed herein is conveyed subject to outstanding rights of redemption and subject to all easements and restrictions of record and advalorem taxes not due or payable on the date hereof.

The Grantor also assigns and transfers to the Grantee herein all of said Grantor's claim and notes, and the judgment, if any, thereon representing the indebtedness heretofore secured by liens on the property hereinabove described and which liens were heretofore foreclosed.

To Have and To Hold, the aforegranted property together with all and singular the improvements thereon and the rights and appurtenances thereto in anywise belonging to the said Grantee, and his/her successors in such office, as such, and his/her or their assigns forever, Grantor hereby covenants with the said Grantee and his/her successors in such office, as such, and his/her or their assigns, that Grantor is lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrance; that it has a good right to sell and convey the same to the said Grantee herein, and that Grantor will warrant and defend the premises to the said Grantee and his/her successors in such office, as such, and his/her or their assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be signed by its Vice President, thereunto duly authorized by its board of directors, evidence whereof being found in Exhibit A below, attested by its Secretary and its corporate seal to be hereunto attached on the 21st day of April, 19 87.

[CORPORATE SEAL]

Mortgage Corporation of the South

\* Ruby C. Herrington  
Ruby C. Herrington, Assistant Secretary.

\* By Mildred H. Vandegrift  
Mildred H. Vandegrift, Vice President.

THE STATE OF ALABAMA, Jefferson COUNTY.

I, a Notary Public in and for said State and County, do hereby certify that Mildred H. Vandegrift, whose name as Vice President of Mortgage Corporation of the South, 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 this the 21st day of April, 19 87.



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

1987 APR 30 PM 12:49  
EXHIBIT A

\* Vicki Lynn Honeycutt  
Notary Public in and for said State and County.

Dep. 50  
Res. 2.50  
Fed. 1.00  
4.00

THIS IS TO CERTIFY THAT:

1. I, the undersigned, am Secretary of Mortgage Corporation of the South, being the same corporation which, contemporaneously with the execution hereof, executed and delivered to Administrator of Veterans Affairs, a deed dated 21st day of April, 19 87.

2. Mildred H. Vandegrift, who executed said deed on behalf of said corporation, as Vice President thereof was at the time he/she executed the same the duly elected, qualified and acting Vice President of said corporation, having been so elected at a meeting of the board of directors of said corporation held on the 26th day of November, 19 86.

3. Said officer who executed said deed was duly authorized to execute it on behalf of said corporation by virtue of { a resolution of the board of directors } duly adopted on the 23rd day of July, 19 87.

4. I have custody of, have examined said records and know the above to be true.

[CORPORATE SEAL]

\* Ruby C. Herrington  
Ruby C. Herrington, Assistant Secretary

This instrument prepared by: Gail L. Mills, 3000 SouthTrust Tower, Birmingham, Al 35203