

THE STATE OF ALABAMA,

SHELBY

COUNTY.

MORTGAGOR: Ronald W. Crossley  
WMC LOAN #964007-0  
VA LOAN #364 262

# 1993-15243

KNOW ALL MEN BY THESE PRESENTS:

That WACHOVIA MORTGAGE COMPANY  
organized and existing under the laws of the State of North Carolina  
located at  
and in consideration of the sum of ten dollars (\$10.00) and other valuable consideration

, whose principal place of business is  
, hereinafter called Grantor,

the receipt whereof is hereby acknowledged, has granted, bargained, and sold, and by these presents, does hereby grant, bargain, sell and convey unto the Secretary of Veterans' Affairs, an Officer of the United States of America, whose address is \*\* Washington, D.C. 20420, hereinafter called Grantee, and his 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:

\*\*Department of Veterans Affairs

Lot 88, according to the Survey of Cahaba Manor Town Homes, as recorded in Map Book 6, page 105, in the Probate Office of Shelby County, Alabama, Less and except the North 5 feet.

Inst # 1993-05730

03/01/1993-05730

03:58 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

The property conveyed herein is conveyed subject to outstanding rights of redemption and subject to all easements and restrictions of record and ad valorem 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 aforementioned 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 claiming the same by, through, or under Grantor.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be signed by its 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 20th day of January, 1993.

(CORPORATE SEAL)

*Patricia S. Payne*  
Patricia S. Payne Assistant Secretary

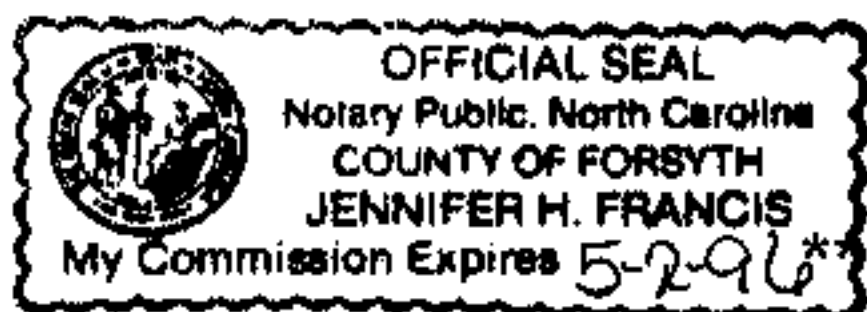
WACHOVIA MORTGAGE COMPANY

*Deborah L. McNeil*  
Deborah L. McNeil Assistant Vice President

THE STATE OF North Carolina, Forsyth COUNTY.

I, a Notary Public in and for said State and County, do hereby certify that Deborah L. McNeil, Assistant Vice President of WACHOVIA MORTGAGE COMPANY, 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

Given under my hand this the 20th day of January, 1993.



Jennifer H. Francis

*Jennifer H. Francis*  
Notary Public in and for said State and County.

\*\*Deed re-recorded to reflect Commission's Expiration date 05/26/1993-15243

EXHIBIT A

03:00 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

THIS IS TO CERTIFY THAT:

1. I, the undersigned, am Secretary of WACHOVIA MORTGAGE COMPANY, which, contemporaneously with the execution hereof, executed and delivered to Secretary of Veterans' Affairs, a deed dated 20th day of January, 1993.

2. Deborah L. McNeil, Assistant Vice President thereof was at the time he/she executed the same the duly elected, qualified and acting Assistant Vice President of said Corporation having been so elected at a meeting of the board of directors of said Corporation on the 20th day of July, 1992.

3. Said officer who executed said deed was duly authorized to execute it on behalf of said value of {the bylaws of the corporation} duly adopted on the 2nd day of January, 1969.

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

(CORPORATE SEAL)

*Patricia S. Payne*  
Patricia S. Payne Assistant Secretary

This instrument prepared by: Robert R. Sexton, Suite 900, 2001 Park Place North, Birmingham, AL 35203

*Krause Tringle, Sexton*