

7895

THE STATE OF ALABAMA,
MONTGOMERY COUNTY. } ss:

KNOW ALL MEN BY THESE PRESENTS:

That W. J. DRIVER, as Administrator of Veterans' Affairs, an Officer of the United States of America, whose address is Veterans Administration, Washington 25, D. C., 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 Eleven Thousand Eight Hundred Fifty and No/100 Dollars dated August 13, 1966, given by the Grantees herein to the Grantor herein, evidencing the unpaid balance of the purchase price for 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 Edwin Wayne Milstead, Sr. and wife, Mary Amelia Milstead, 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 No. 8, Block 2 of Dunwar Estates Subdivision, Calera, Alabama, as recorded in Map Book 3, Page 154, in the Office of Judge of Probate, Shelby County, Alabama.

It is the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein), in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

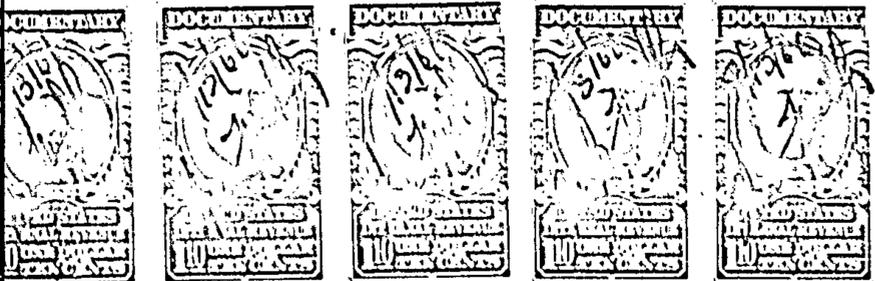
The property conveyed herein is conveyed subject to outstanding rights of redemption and subject to all outstanding reservations of mineral and mining title and rights and to any lawful covenants, restrictions, easements, reservations, liens, taxes, and special assessments heretofore imposed upon said 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 9th day of August, 1966, has caused this instrument to be executed in his name and on his 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.



W. J. DRIVER [SEAL]
As Administrator of Veterans' Affairs.
C. A. HARRIS [SEAL]
Loan Guaranty Officer of the Veterans Administration, his attorney in fact.

records of the county in which the above-described property is situated, at page

THE STATE OF ALABAMA, MONTGOMERY COUNTY.

I, a Notary Public in and for said State and County, hereby certify that C. A. Harris, 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 W. J. Driver, as Administrator of Veterans' Affairs, acting in his capacity as such Administrator.

Given under my hand this the 9th day of August, 1966.
My commission expires 3-11-69

Notary Public in and for said State and County.

THE STATE OF ALABAMA, Shelby COUNTY.

I HEREBY CERTIFY that the within Deed was filed in this office for record on the 17 day of August, 1966, at 8 o'clock M., and duly recorded in Deed Record Book 244 Page 109 and examined.
Crest M. Spuler
Judge of Probate.