

THE STATE OF ALABAMA,

SHELBY

COUNTY.

KNOW ALL PERSONS BY THESE PRESENTS:

That the 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 Thirty-Three Thousand Five Hundred and NO/100 DOLLARS dated October 12, 1984, given by the grantee(s) herein to the grantor herein as 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

Frank H. Tolbert, II and wife, Debbie J. Tolbert, 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: From the southeast corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ 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 a point on the North right-of-way line of the Aldrich-Montevallo Road; thence run along said north right-of-way 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. 15 sec. east for a distance of 276.08 feet; thence run north 87 deg. 14 min. 45 sec. west 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.

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 10th day of October, 1984 has caused this instrument to be executed on Grantor's behalf by the undersigned employee, being thereunto duly appointed, qualified and acting pursuant to title 38, United States Code, sections 212 and 1820 and title 38, Code of Federal Regulations, sections 36.4342 and 36.4520 pursuant thereto, as amended, and who is authorized to execute this instrument.

HARRY N. WALTERS *Harry N. Walters*
The Administrator of Veterans Affairs

STATE OF ALABAMA
COUNTY OF SHELBY
INSTRUMENT NO. 3808
1984 OCT 17 AM 9:27

By *Henry D. Moody* [SEAL]
HENRY D. MOODY
Loan Guaranty Officer
37.00
VA Regional Office, Montgomery, AL
Telephone: (205) 832-7034
(Pursuant to a delegation of authority contained in VA Regulations, 38 C.F.R. 36.4342 and 36.4520.)

THE STATE OF ALABAMA, MONTGOMERY COUNTY.

HENRY D. MOODY

I, a Notary Public in and for said State and County, hereby certify that 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, and with full authority, executed the same voluntarily on behalf of the Administrator of Veterans Affairs.

Given under my hand this the 10th day of October, 1984.

My commission expires 12-11-1985

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

Martha B. Cooper
Notary Public in and for said State and County.

Robert P. Estate
P.O. Box 94 Montevallo, AL 35115