

THE STATE OF ALABAMA,

SHELBY

COUNTY.

ss:

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KNOW ALL MEN BY THESE PRESENTS:

That Jefferson Federal Savings and Loan Association of Birmingham, organized and existing under the laws of the State of Alabama, whose principal place of business is located at 215 21st Street North, Birmingham, Alabama 35203, and in consideration of the sum of ten dollars (\$10.00) and other valuable consideration, 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 Veterans Administration, 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:

Lot 158, according to the Survey of Chandalar South, Third Sector, as recorded in Map Book 6, Page 68, in the Office of the Judge of Probate of Shelby County, Alabama. All fixtures now or hereafter attached to or used in connection with the premises herein described and in addition thereto the following described household appliances, which are, and shall be deemed to be, fixtures and a part of the realty, and are a portion of the security for the indebtedness herein mentioned: RANGE/OVEN, REFRIGERATOR, DISHWASHER, CLOTHES WASHER, DRYER, GARBAGE DISPOSAL, VENT FAN, WALL TO WALL CARPETING IN ALL ROOMS. Subject to taxes for the current year, 1987. Subject to any and all easements and/or restrictions of record. Subject to the Statutory right of redemption on the part of those entitled to redeem under the laws of the State of Alabama.

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 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 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, and its Board of directors, evidence whereof being found in Exhibit A below, attested by its Secretary and its corporate seal to be hereunto attested on the 1st day of April, 1987.


Freda Boren
Secretary

*Jefferson Federal Savings and Loan Association of Birmingham
*By Brooks Yeilding
Brooks Yeilding President

THE STATE OF ALABAMA, Jefferson COUNTY.

I, a Notary Public in and for said State and County, do hereby certify that Brooks Yeilding, whose name as President of Jefferson Federal Savings and Loan Association of Birmingham 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 1st day of April, 1987.

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

1987 APR -8 AM 10:08

TOTAL

EXHIBIT A

Commission expires 11-15-87
Notary Public in and for said State and County.

THIS IS TO CERTIFY THAT:

1. I, the undersigned, am Secretary of Jefferson Federal Savings and Loan Association of Birmingham, being the same corporation which, contemporaneously with the execution hereof, executed and delivered to Administrator of Veterans' Affairs, a deed dated 1st day of April, 1987.

2. Brooks Yeilding, who executed said deed on behalf of said corporation, as President thereof was at the time he/she executed the same the duly elected, qualified and acting President of said corporation, having been so elected at a meeting of the board of directors of said corporation held on the 9th day of December, 1986.

3. Said officer who executed said deed was duly authorized to execute it on behalf of said corporation by the bylaws of the corporation, a resolution of the board of directors, duly adopted on the 9th day of December, 1986, and in the custody of, have examined said records and know the above to be true.


Freda Boren

This instrument was signed by Douglas Corretti, 1804 7th Avenue North, Birmingham, Alabama 35203.
Attorneys: CORRETTI & [redacted]