

ALABAMA,

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-seven Thousand Five Hundred and No/100 Dollars dated August 5, 1987, given by the grantees 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

Jeffrey S. Baker and wife, Tammie D. Baker, as joint tenants, and such tenancy is with right of survivorship

and the heirs or successors and assigns of Grantee(s) the following-described property situated in the county of Shelby Alabama, to wit:

See Attached Exhibit "A".

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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 3rd day of August, 1987 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.

THOMAS K. TURNAGE  
The Administrator of Veterans Affairs

By HENRY D. MOODY (SEAL)  
Title Loan Guaranty Officer

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.

I, a Notary Public in and for said State and County, hereby certify that HENRY D. MOODY 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 3rd day of August, 1987.

My commission expires 12-11-89

Notary Public in and for said State and County.

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

Estes Realty Company, Inc.

REAL ESTATE - INSURANCE  
1000 VENNIE SOUTH

"Exhibit A"

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From the N.E. corner of the NW $\frac{1}{4}$  of Section 24, Township 18 South, Range 1 East, run South along the East line of said  $\frac{1}{4}$ - $\frac{1}{4}$  a distance of 249.26 feet to the point of beginning. Thence, continue in a straight line a distance of 235.00 feet; thence right 69 degrees 42 minutes a distance of 958.17 feet; thence right 94 degrees 18 minutes 50 seconds a distance of 136.56 feet to the SE corner of Johnny Duke's Lot; thence left 07 degrees 43 minutes 40 seconds along the East line of Johnny Duke's Lot a distance of 96.23 feet, thence right 94 degrees 05 minutes 20 seconds a distance of 1034.99 feet more or less to the point of beginning, LESS AND EXCEPT that part occupied by the Central of Georgia Railroad right-of-way. Such described plot being accompanied by an easement to Shelby County Road No. 25 for purposes of ingress and egress, said easement being more particularly described as: From the N.E. corner of the Northwest quarter of Section 24, Township 18 South, Range 1 East, run South along the East line of said  $\frac{1}{4}$ - $\frac{1}{4}$  a distance of 484.26 feet; thence right 69 degrees 42 minutes a distance of 958.17 feet; thence right 94 degrees 18 minutes 50 seconds a distance of 106.49 feet to the point of beginning; thence continue a distance of 30.07 feet; thence left 86 degrees 17 minutes 15 seconds a distance of 159.70 feet; thence left 94 degrees 07 minutes 35 seconds a distance of 30.08 feet; thence left 94 degrees 07 minutes 35 seconds a distance of 159.84 feet to the point of beginning.

Situated in Shelby County, Alabama.

According to the survey of Evander E. Peavy, Registered Land Surveyor for the State of Alabama, #6169, survey dated March 2, 1985.

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

1987 AUG 19 PM 1:37

*Thomas A. Lunsford, Jr.*  
JUDGE OF PROBATE

1. Deed Tax	\$ 37.50
2. Mtg. Tax	
3. Recording Fee	5.00
4. Indexing Fee	1.00
TOTAL	43.50