

ALABAMA  
20150

THE STATE OF ALABAMA,

SHELBY

COUNTY.

KNOW ALL PERSONS BY THESE PRESENTS:

578

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 Twenty-seven Thousand Four Hundred Fifty and No/100 DOLLARS dated December 2, 1988, 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

William M. Benton and wife, Sandra G. Benton, 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, hereinafter called Grantee(s), Alabama, to wit:

SEE ATTACHED EXHIBIT "A"

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 30th day of November, 1988 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 30th day of November, 1988.

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  
1800 - 12th AVENUE, SOUTH

EXHIBIT "A"

Commence at the Southeast corner of the SE1/4 of the NW1/4 of Section 4, Township 22 South, Range 1 West. Thence run North along the East line of said 1/4-1/4 Section 626.4 feet, thence left 30 degrees 48 minutes and run Northwesterly 207.2 feet, thence turn left 35 degrees 14 minutes and continue Northwesterly 103.3 feet, thence turn left 43 degrees 03 minutes and run Southwesterly 77.51 feet to the point of beginning. Thence continue along last described course 210 feet, thence turn left 70 degrees 12 minutes and run Southerly 184.89 feet, thence turn left 90 degrees 00 minutes and run Easterly 197.58 feet, thence turn left 90 degrees 00 minutes and run Northerly 256.04 feet to the point of beginning. Containing 1 acre. ALSO: A thirty (30) foot wide strip of land in the SE1/4 of NW1/4, Section 4, Township 22 South, Range 1 West, extending from a country road known as the Butter and Eggs Road in an Eastwardly direction to the property of James C. Vines and wife, Doyleene G. Vines. Said easement following route of an old road known as Gould Road. The centerline of said easement described as: From the NW corner of said SE1/4 of NW1/4, Section 4, Township 22 South, Range 1 West, run South along West boundary of said SE1/4 517.03 feet to the point of beginning located in the traveled portion of said Butter and Eggs Road; thence turn 94 degrees 36 minutes to the left, thence run 405.1 feet; thence turn 37 degrees 00 minutes to the right; thence run 183.05 feet; thence turn 23 degrees 26 minutes to the right; thence run 165.5 feet; thence turn 41 degrees 29 minutes to the left; thence run 78.5 feet to the NW corner of said James C. Vines and wife, Doyleene G. Vine's property. Said 30 foot strip is conveyed only for the purpose of constructing, using, and maintaining and enjoying full use thereof as a roadway & for various utilities.

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STATE OF ALABAMA  
I CERTIFY THIS  
INSTRUMENT WAS FILED

88 DEC -8 AM 10:09

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

1. Deed Tax	\$30.50
2. Mtg. Tax	—
3. Recording Fee	\$00
4. Indexing Fee	1.00
TOTAL	36.50