

(VA)

STATE OF ALABAMA)
ss.)
JEFFERSON COUNTY)

705

KNOW ALL PERSONS BY THESE PRESENTS:

That MortgageAmerica, Inc., organized and existing under the laws of the State of Alabama, whose principal place of business is located at 120 Office Park Drive, Suite 100, Birmingham, AL 35223, hereinafter called Grantor, for and in consideration of the sum of ten dollars (\$10.00) and other valuable consideration

the receipt whereof is hereby acknowledged, has granted, bargained, and sold, and by these presents, does hereby grant, bargain, sell and convey unto the Secretary of Veterans Affairs, an Officer of the United States of America, whose address is Department of Veterans Affairs, 474 South Court Street, Montgomery, AL 36104 hereinafter called Grantee, and his/her 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:

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Lot 6, in Block 7, according to the Survey of Kerry Downs, a Subdivision of Inverness, as recorded in Map Book 5, page 135, in the Office of the Judge of Probate of Shelby County, Alabama.

The property conveyed herein is conveyed subject to outstanding rights of redemption and subject to all easements and restrictions of record and advalorem 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 judgement, 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.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be signed by its Executive Vice President, thereunto duly authorized by its board of directors, evidence whereof being found in Exhibit A below, attested by its Secretary and its corporate seal to be hereunto attached on the 17th day of July, 1989.

(CORPORATE SEAL)

Patricia A. Richards
Assistant Secretary

MortgageAmerica, Inc.
GRANTOR
BY: Maurice F. Wilhelm, Jr.
Executive Vice President

THE STATE OF ALABAMA, Jefferson COUNTY.
I, a Notary Public in and for said State and County, do hereby certify that Maurice F. Wilhelm, Jr., whose name as Executive Vice President of MortgageAmerica, Inc., a 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 17th day of July, 1989.

Thomas King
Notary Public

EXHIBIT A

THIS IS TO CERTIFY THAT:

1. I, the undersigned, am Assistant Secretary of MortgageAmerica, Inc., being the same corporation which, contemporaneously with the execution hereof, executed and delivered to Secretary of Veterans Affairs, a deed dated 17th day of July, 1989.

2. Maurice F. Wilhelm, Jr., who executed said deed on behalf of said corporation, as Executive Vice President thereof was at the time he/she executed the same the duly elected, qualified and acting Executive Vice President of said corporation, having been so elected at a meeting of the board of directors of said corporation held on the 1st day of June, 1987.

3. Said officer who executed said deed was duly authorized to execute it on behalf of said corporation by virtue of (y) ~~xxxxxx~~ ~~xxxxxx~~ ~~xxxxxx~~ (z) a resolution of the board of directors) duly adopted on the 1st day of June, 1987.

4. I have custody of, have examined said records and know the above to be true.

(CORPORATE SEAL)

Patricia A. Richards
Patricia A. Richards

THIS INSTRUMENT PREPARED BY:

✓ J. THOMAS KING, JR.
KING AND KING
713 South 27th Street
P. O. Box 10224
Birmingham, Alabama 35292-0224
(205) 324-2701

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

89 JUL 17 PM 12:17

J. Thomas King, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$	<u>—</u>
2. Mtg. Tax		<u>—</u>
3. Recording Fee		<u>500</u>
4. Indexing Fee		<u>300</u>
NO-TAX		<u>100</u>
TOTAL		<u>900</u>