

FOSTER, Charles L.

THE STATE OF ALABAMA,

SHELBY

COUNTY.

SS:

KNOW ALL PERSONS BY THESE PRESENTS:

That CHEMICAL MORTGAGE COMPANY
organized and existing under the laws of the State of Ohio, whose principal place of business is
located at 200 Old Wilson Bridge Road Worthington, OH 43085-8500, hereinafter called Grantor, for
and in consideration of the sum of ten (\$10.00) and other valuable consideration to it in hand paid by the

SECRETARY OF VETERANS AFFAIRS

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 C/O Director, VA Regional Office, 345 Perry
Hill Road Montgomery, AL 36109 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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE

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 judgment, if any, thereon represent-
ing 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 ~~OFFICE~~ 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 12th day of February, 1996.

[CORPORATE SEAL]

Jeff Stenman, Assistant Secretary.

CHEMICAL MORTGAGE COMPANY

* By Karen L. Szakelyhidi, Ass't Vice President

THE STATE OF ~~ALABAMA~~ OHIO, Franklin COUNTY.

I, a Notary Public in and for said State and County, do hereby certify that Karen L. Szakelyhidi
whose name as Ass't Vice President of CHEMICAL MORTGAGE COMPANY, 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 12th day of February, 1996.

* Donna Brown
Notary Public in and for said State and County.



DONNA BROWN
NOTARY PUBLIC-STATE OF OHIO
MY COMMISSION EXPIRES
AUGUST 1, 1997

EXHIBIT A

THIS IS TO CERTIFY THAT:

1. I, the undersigned, am Secretary of CHEMICAL MORTGAGE COMPANY, being the
same corporation which, contemporaneously with the execution hereof, executed and delivered to the Secretary of Veterans Affairs, a deed
dated 12th day of February, 1996.

2. Karen L. Szakelyhidi, who executed said deed on
behalf of said corporation, as Ass't Vice President thereof was at the time he/she executed the same the duly elected, qualified and
acting Ass't 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 May, 1992.

3. Said officer who executed said deed was duly authorized to execute it on behalf of said corporation by
virtue of { the bylaws of the corporation } duly adopted on the 1st day of May, 1992.
{ a resolution of the board of directors }

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

[CORPORATE SEAL]

This instrument prepared by: Arthur M. Stephens
P.O. Box 307
Huntsville, AL 35804

02/28/1996
01:45 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 WCD 13.00

EXHIBIT "A"

Beginning at the NE corner of Section 15, then run South 213 feet to the South side of a road, called Tucker Avenue, thence West along South side of said Tucker Avenue 270 feet to the starting point of the following described lot; thence South 163 feet; thence West 75 feet; thence North 163 feet; thence East 75 feet to the starting point and being a part of the NE of the NE 1/4, Section 15 Township 19, Range 2 East.

Also that certain lot in the Town of Vincent, Alabama described as commencing at the NE corner of Section 15, Township 19, Range 2 East and run thence South 213 feet to a point on the South side of Tucker Avenue; run thence West along the South side of Tucker Avenue a distance of 345 feet to the point of beginning of the lot herein conveyed, which said point is the NW corner of the A.L. Conwill lot; run thence West along the South margin of said Tucker Avenue a distance of 60 feet; run thence South 163 feet; run thence East 50 feet to the SW corner of the A.L. Conwill lot; run thence North along the West line of said A.L. Conwill lot a distance of 163 feet to the point of beginning, and being a part of the NE 1/4 of the NE 1/4 of Section 15, Township 19, Range 2 East, together with all improvements situated thereon.

Inst # 1996-06414

02/26/1996-06414
01:45 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
002 REC 13.00