

THE STATE OF ALABAMA
COUNTY OF SHELBY

Mortgage Jose Luis Morales

VA # 22-22-6-0395280AL

09/24/1998 01:34 PM CERTIFIED

09/24/1998-37337

SPECIAL WARRANTY DEED

SHELBY COUNTY JUDGE OF PROBATE

002 CRH

12.00

KNOW ALL MEN BY THESE PRESENTS:

That Union Planters Bank, N.A., f/k/a Union Planters National Bank, formerly known as Leader Federal Bank for Savings, a corporation organized and existing under the laws of the State of Tennessee, whose principal place of business is located at 7130 Goodlett Farms Parkway Cordova, TN 38018, 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, 345 Perry Hill Road, Montgomery, Alabama 36109, hereinafter called the 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:

Lot 25, according to the Survey of park First, 3rd Sector as recorded in Map Book 16, Page 101 in the Probate Office 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 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 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 claiming the same by, through, or under Grantor.

Inst # 1998-37337

IN WITNESS WHEREOF, I said Grantor has caused these present to be signed by

Edwin Moskowitz ^{SR} Vice President, and attested by Debbie Fly, its Asst Sec.
both thereunto duly authorized, and its corporate seal to be affixed all on this 19 day of August,
1998

(CORPORATE SEAL)

Union Planters Bank, N.A., f/k/a Union Planters National Bank, formerly known as Leader Federal Bank for Savings

Debbie Fly
(signature)
Assistant Secretary **DEBBIE FLY**

By: Edwin G. Moskowitz
(signature) Edwin G. Moskowitz

PRINT NAME AND TITLE OF ATTESTING OFFICER

Edwin G. Moskowitz, SR. V.P.
PRINT NAME AND TITLE OF EXECUTING OFFICIAL

THE STATE OF TN
Shelby COUNTY

I, a Notary Public in and for said State and County, do hereby certify that Edwin G. Moskowitz, whose name as SR. Vice President and Debbie Fly, (name of attesting official), of Union Planters Bank, N.A., f/k/a Union Planters National Bank, formerly known as Leader Federal Bank for Savings, a Corporation, are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they, as such officers and with full authority, executed same voluntarily for and as the act of said corporation.

Given under my hand this the 19 day of August, 1998.

THIS INSTRUMENT PREPARED BY:
CHALICE E. TUCKER
2100 16TH AVENUE SOUTH
SUITE 200
BIRMINGHAM, ALABAMA 35205

Joyce A. Hunt
NOTARY SIGNATURE
Joyce A. Hunt
Print Name Exp. Date

MY COMMISSION EXPIRES AUG. 13, 2002

09/24/1998-37337
01:34 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CRH 12.00

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