

ALABAMA

22-22-6-0382622  
22-22-7-0016069

THE STATE OF ALABAMA,

SHELBY

COUNTY,

KNOW ALL PERSONS BY THESE PRESENTS:

That the Secretary of Veterans Affairs, an Officer of the United States of America, whose address is Department of Veterans Affairs, Washington, DC 20420, hereinafter called Grantor, for and in consideration of the sum of Ten Dollars (\$10) and other valuable consideration

and in consideration of that certain mortgage note in the principal amount of EIGHTY-NINE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS dated JUNE 11, 1999, given by the grantee herein to the grantor herein as evidence of the unpaid balance of the purchase price of the property conveyed herein,

the receipt whereof is acknowledged, has granted, bargained, and sold, and, by these presents, does grant, bargain, sell and convey unto HARRY J. BAILEY, an unmarried man

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

See Exhibit 'A' attached to and made a part hereof

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 8th day of June, 1999 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 512 and 3720, Code of Federal Regulations, sections 36.4342 and 36.4520 pursuant thereto, as amended, and who is authorized to execute this instrument.

TOGO D. WEST, JR.  
The Secretary of Veterans Affairs

\*By

*Henry E. Gipson, III*  
Henry E. Gipson, III

Title: Loan Guaranty Officer

VA Regional Office, Montgomery, AL

(Pursuant to a delegation of authority contained in  
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 E. Gipson, III whose name as Loan Guaranty Officer of the Department of Veterans Affairs, 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 Secretary of Veterans Affairs.

Given under my hand this the 8th day of June, 1999.

My commission expires 03-25-2001

*Barbara L. Layton*  
Notary Public in and for said State and County.

This instrument prepared by:  
Henry E. Gipson, III  
Property Management Section  
United States Department of Veterans Affairs  
Montgomery, Alabama

Inst # 1999-24752

06/11/1999-24752  
01:35 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 HHS 100.50

**EXHIBIT "A"**

Block Eleven of Joseph Squire's Map of Helena as recorded in Map Book 3, Page 121, in the Office of the Judge of Probate of Shelby County, Alabama; LESS AND EXCEPT: any part lying within the rights-of-way of the public streets; AND LESS AND EXCEPT: Lot One of said Block Eleven, AND LESS AND EXCEPT: That part conveyed in Deed Book 56, Page 118, described as follows: One-half acre, more or less, in the Southeast corner of said Block Eleven, described more particularly as follows: Begin at the Southeast corner of said Block Eleven (said corner being the intersection of the North right-of-way of Second Avenue and the West right-of-way of Third Street); thence run North along West right-of-way of said Third Street 93.92 feet; thence turn right 02 degrees 33 minutes 56 seconds and continue along said right-of-way 46.08 feet; thence turn left 87 degrees 06 minutes 26 seconds and run West 160.00 feet; thence turn left 88 degrees 15 minutes 54 seconds and run South 146.00 feet to a point on the North right-of-way of said Second Avenue; thence turn left 93 degrees 49 minutes 48 seconds and run East along said right-of-way 176.00 feet to the point of beginning. Situated in Shelby County, Alabama. According to survey of Amos Cory, PLS #10550, dated May 12, 1992.

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SHELBY COUNTY JUDGE OF PROBATE

002 HNS 100.50