

ALABAMA

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

the receipt whereof is acknowledged, has granted, bargained, and sold, and, by these presents, does grant, bargain, sell and convey unto **MACKIE G. RITCH and GEORGANNA L. RITCH**

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 November, 2000 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.

HERSHEL W. GOBER, Acting
The Secretary of Veterans Affairs

*By Robert W. Pelkey (SEAL)
Robert W. Pelkey
Title: Acting 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 **Robert W. Pelkey** whose name as **Acting 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 November, 2000.

My commission expires 3-25-2001

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

Inst # 2000-39758

This instrument prepared by:
Robert W. Pelkey
Property Management Section
United States Department of Veterans Affairs
Montgomery, Alabama

11/16/2000-39758
09:36 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 74.00

EXHIBIT "A"

Commence at the NW corner of which is the corner of Section 24, 19, 30 & 25, and is located by a concrete monument so marked; thence North 86 degrees 34 minutes East along the section line a distance of 1601.9 feet to intersection of the section line and the West right of way line of U.S. Hwy 280, said intersection being marked with an iron pin; thence South 10 degrees 14 minutes East along the right of way line of U.S. Hwy 280 a distance of 197.4 feet to a concrete monument bearing the inscription of P.S.T., 506 plus 92.2; thence along West right of way line of U.S. Hwy 280 in a Southeasterly direction which is a 4 degree curve, an arc distance of 338.1 feet and a long chord which bears 13 degrees 12 minutes East 337.1 feet to an iron pin and the point of beginning; thence run South 86 degrees 34 minutes West a distance of 420 feet to a point; thence turn an angle of 90 degrees to the left and run a distance of 210 feet to a point; thence turn an angle of 90 degrees to the left and run Easterly to a point on the West right of way line of U.S. Hwy 280; thence turn to the left and run a Northwesterly direction along the right of way line of Hwy 280 to the point of beginning. Situated in the NW 1/4 of Section 30, Township 19, Range 2 East, Shelby County, Alabama.

Inst # 2000-39758

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