

22-22-6-0511296
22-22-7-0016644

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 FIFTY-NINE THOUSAND SEVEN HUNDRED AND NO/100 DOLLARS dated APRIL 4, 2002, given by the grantee(s) 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 GLEN D. LEE and wife, AMY C. LEE

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 1st day of April, 2002 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.

ANTHONY J. PRINCIPI
The Secretary of Veterans Affairs

*By  (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 1st day of April, 2002.

My commission expires 03-23-2005


Notary Public in and for said State and County.

This instrument prepared by:
Curtis H. Brantley, Jr.
Property Management Section
United States Department of Veterans Affairs
Montgomery, Alabama

Inst. # 2002-15930
04/05/2002-15930
10:45 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CH 74.00

EXHIBIT "A"

Commence at the Southwest corner of the SW 1/4 of the SE 1/4 of Section 3, Township 24 North, Range 14 East; thence run East along the South line thereof for 319.70 feet to the point of beginning; thence 88 degrees 11 minutes 10 seconds left, run North for 218.55 feet to the Southerly right of way of Hiawatha Road; thence 70 degrees 39 minutes 25 seconds right run Northeasterly along said right of way for 67.34 feet to the Southerly right of way of Shelby County Road #86; thence 41 degrees 41 minutes 37 seconds right to chord of a curve concaved to the left (having a radius of 1069.8 feet and a central angle of 5 degrees 38 minutes 38 seconds) run 105.34 feet along said chord to the Westerly right of way of Seal Road; thence 48 degrees 12 minutes 38 seconds right from said chord run Southeasterly along said last right of way a chord distance of 119.0 feet; thence 12 degrees 48 minutes 40 seconds left continue along said right of way a chord distance of 95.33 feet; thence 16 degrees 25 minutes 40 seconds left along said right of way a chord distance of 202.98 feet; thence 38 degrees 35 minutes right along said right of way for 133.37 feet; thence 98 degrees 00 minutes right run Westerly for 427.54 feet; thence 92 degrees 06 minutes 40 seconds right run Northerly for 273.0 feet to the point of beginning; being situated in Shelby County, Alabama.

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