



20180118000016950 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
01/18/2018 10:01:45 AM FILED/CERT

VA Form 26-6400-Revised May 1980
Use optional Section 1810, Title 38 U.S.C.

ALABAMA

THE STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That Navy Federal Credit Union, whose principal place of business is located at 820 Follin Ln Venna, VA 22180 hereinafter called Grantor, for Thirty One Thousand, Ninety Nine Dollars and 00/100 (\$31,099.00) 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, successors and assigns, whose address is 9500 Bay Pines Blvd. St. Petersburg, Florida 33708, hereinafter called Grantee, and his 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:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 22, TOWNSHIP 22 SOUTH, RANGE 2 WEST, SHELBY COUNTY ALABAMA AND THENCE RUN IN A SOUTHERLY DIRECTION ALONG THE SECTION LINE FOR A DISTANCE OF 1287.70 FEET TO A POINT; THENCE DEFLECT TO THE RIGHT 89° 59' 28" AND RUN IN A WESTERLY DIRECTION FOR A DISTANCE OF 3270.61 FEET TO THE POINT OF BEGINNING OF THE PROPERTY HERE IN DESCRIBED; THENCE CONTINUE IN A WESTERLY DIRECTION ALONG LAST MENTIONED COURSE FOR A DISTANCE OF 151.69 FEET TO A POINT; THENCE TURN AN INTERIOR ANGLE TO THE RIGHT OF 73° 39' 22" AND RUN IN A SOUTHEASTERLY DIRECTION ALONG THE EASTERN RIGHT OF WAY OF INTERSTATE 65 FOR A DISTANCE OF 225.0 FEET TO A POINT; THENCE TURN AN INTERIOR ANGLE TO THE RIGHT OF 67° 23' 03" AND RUN IN A NORTHEASTERLY DIRECTION FOR A DISTANCE OF 110.0 FEET TO A POINT; THENCE TURN AN INTERIOR ANGLE TOO THE RIGHT OF 130° 04' 00" AND RUN IN A NORTHERLY DIRECTION FOR A DISTANCE OF 150.38 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PROPERTY ADDRESS: 145 Highway 310, Calera, AL 35040

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 judgment, if any, thereon representing the indebtedness heretofore secured by liens on the property hereinabove described and which liens were heretofore foreclosed.

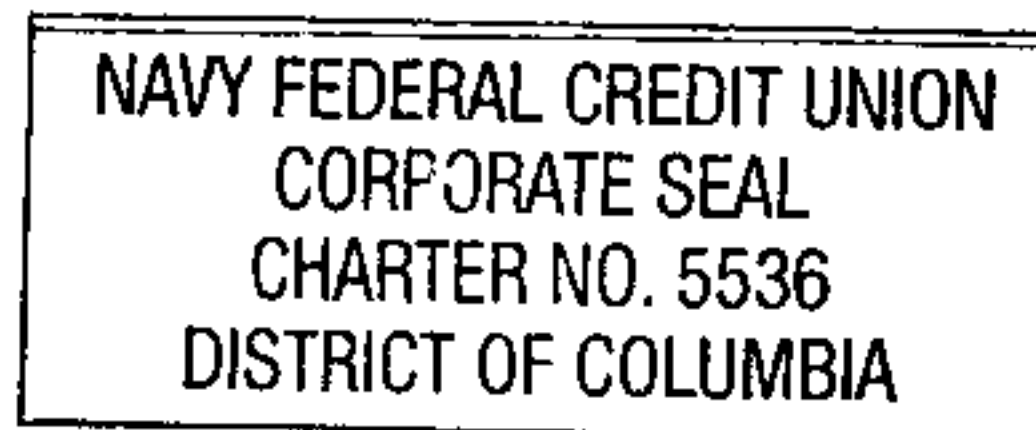
To Have and To Hold, the aforegranted property together with all and singular the improvements thereon and the rights and appurtenances thereto in anywise belonging to the said Grantee, and his/her successors in such office, as such, and his/her or their assigns forever, Grantor hereby covenants with 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.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be signed by its Asst. Vice President, and attested by its Manager, both thereunto duly authorized, and its corporate seal to be affixed all on this the 13 day of December, 2017.

[CORPORATE SEAL]

[Signature]
(Attesting Official)

Its Manager



Navy Federal Credit Union

BY: [Signature]
(Executing Official)

Its Janelle Allison; Asst. Vice President

ACKNOWLEDGMENT

State of Virginia
County of Fairfax

On 12/13/2017 before me, Judith Alison Brown, personally appeared Janelle Allison and Michael Akagbor, who provided to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Virginia that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Judith Alison Brown

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145 Highway 310, Calera, AL 35040
VA Warranty Deed

GRANTEE'S ADDRESS:





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Secretary of Veterans Affairs,
An Officer of the United States of America
9500 Bay Pines Blvd
St. Petersburg, Florida 33708
GRANTOR'S ADDRESS:

Navy Federal Credit Union
P.O. Box 3000
Merrifield, VA 22119-3000

This instrument prepared by:
Beth McFadden Rouse
McFADDEN, ROUSE & BENDER, LLC
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5789-284