

This instrument was prepared by

(Name) Lamar Ham

(Address) 1933 Montgomery Highway

19800130000011800 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
01/30/1980 00:00:00 FILED/CERTIFIED

WARRANTY DEED LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Thirty-Two Thousand Two Hundred Twenty-Two and no/100-----Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Sam C. Digges, an unmarried man and Betty K. Digges, an unmarried woman

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Trade-A-Home, Inc.

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 7, according to the survey of Butte Woods Ranch Addition to Altadena Valley, as recorded in Map Book 5, page 1, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements and restrictions of record.

And as further consideration the grantees herein expressly assume and promise to pay that certain mortgage to Citizens Federal Savings & Loan Association, recorded in Volume 329, page 730, in said Probate Office, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

STATE OF ALABAMA
I CERTIFY THIS
1980 JAN 30 AM 8:39
deed Tax 32.50
Rec 1.50
Sud 1.00
35.00

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And ~~we~~ do for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (we) will and ~~our~~ (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 29th day of January, 1980.

(Seal)
(Seal)
(Seal)

Sam C. Digges (Seal)
Sam C. Digges
Betty K. Digges (Seal)
Betty K. Digges

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sam C. Digges, an unmarried man and Betty K. Digges, an unmarried woman whose names 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 the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of January, A. D., 1980.

Seary Ann Webb

Notary Public

BOOK 324 PAGE 679