

This instrument was prepared by

(Name) John C. Hensley

(Address) 3419 Independence Dr., B'ham, Ala.



Jefferson Land Title Services Co., Inc.

316 21ST NORTH • P.O. BOX 10481 • PHONE (205) 328-8020

BIRMINGHAM, ALABAMA 35201

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED

STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Thirteen Thousand - - - - (\$13,000.00) - - - - and NO/100 DOLLARS

and the assumption of the first mortgage described herein below:

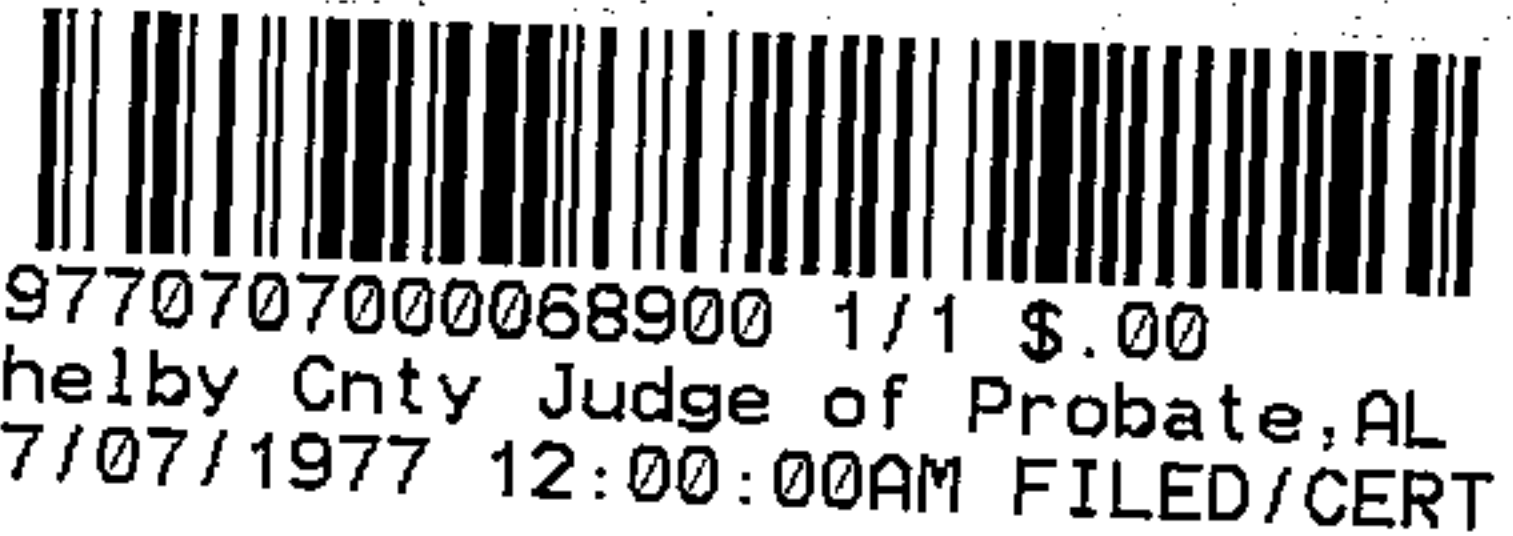
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

John A. Cosper and wife, Marianna G. Cosper

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

Henry L. Badham, Jr.

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



Unit 305 in Cambrian Wood Condominium, located in Shelby County, Alabama, as established by Declaration of Condominium, By Laws and Amendments thereto as recorded in Misc. Book 12, Page 87, in the Probate Office of Shelby County, Alabama, and amended by Misc. Book 13, Page 2; Misc. Book 13, Page 4 and Misc. Book 13, Page 344, in said Probate Office, together with an undivided .0089038% interest in the common elements as set forth in said declaration.

The grantee herein assumes and agrees to pay the balance of the indebtedness secured by that certain first mortgage executed by the grantors in favor of Charter Mortgage Company, as same is recorded in Volume 350, Page 171, in the Probate Office of Shelby County, Alabama, and rider recorded in Volume 13, Page 293, in said Probate Office. Said mortgage having a principal balance of approximately \$39,550.00.

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

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

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 17th
day of June, 19 77

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

(SEAL)

John A. Cosper

(SEAL)

John A. Cosper

1977 JUL -7 AM 9:25 Rec. 150
100

(SEAL)

Marianna G. Cosper

(SEAL)

Marianna G. Cosper

Thomas G. Brown, Jr.
JUDGE OF PROBATE

(SEAL)

(SEAL)

STATE OF Alabama

Jefferson

COUNTY

General Acknowledgment

I, the undersigned
in said State, hereby certify that

John A. Cosper and wife, Marianna G. Cosper

a Notary Public in and for said County,

whose name(s) 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 17th day of June, A.D. 19 77

John C. Hensley
Notary Public