

This instrument was prepared by

Name) William H. Halbrooks

Address) 2117 Magnolia Avenue

WARRANTY DEED - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

19790208000015500 1/1 \$.00
Shelby Cnty Judge of Probate, AL
02/08/1979 12:00:00AM FILED/CERT

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Fifteen Thousand Three Hundred Eighty and 24/100-----Dollars

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

Evander E. Peavy and wife, Barbara C. Peavy

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

Trade-A-Homes, Inc.

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

All that part of the SE 1/4 of NW 1/4 of Section 33, Township 19
South, Range 1 East, which lies east of Shelby County, Road No.
55 known as Westover to Columbiana Road and which lies north of
County Chert road known as "Achool House Road", except for approximately
six acres on North side described as beginning at the SE corner of the
NE 1/4 of the NW 1/4 of Section 33, and running south along the east line
of the SE 1/4 of NW 1/4 of said Section a distance of 539 feet; thence
turning in a straight line in a northwesterly direction to the right of
way of Shelby County Road No. 55, to a point which is 270 feet south of
the north line of said SE 1/4 of NW 1/4; thence run northerly 270 feet
to the north line of SE 1/4 of NW 1/4 of said section; thence run east along
north line of the SE 1/4 of NW 1/4 of said Section to the point of beginning
of the lot herein excepted, situated in Shelby County, Alabama.

Subject to:

1. Current taxes.
2. Easement to Alabama Power Company as recorded in Volume 242, Page 910, in the Probate Office of Shelby County, Alabama.
3. Right of way to Shelby County, Alabama as recorded in Volume 279, Page 897, in said Probate Office.
4. All minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under subject property.

And as further consideration the grantees herein expressly assume and promise to pay that certain mortgage to Jefferson Federal Savings & Loan Association, recorded in Volume 308, Page 471, in said Probate Office according to the terms and conditions of TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever. said mortgage and the indebtedness thereby secured.

And K(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 K(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 5th day of February, 1979.

STATE OF ALABAMA, SHELBY CO.

Evander E. Peavy (Seal)

Evander E. Peavy

Barbara C. Peavy (Seal)

Barbara C. Peavy

JUDGE OF PROBATE

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Evander E. Peavy and wife, Barbara C. Peavy 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 5th day of February, A. D., 1979.

CORLEY, MONCUS, HALBROOKS & GOINGS

MAGNOLIA AVENUE
SUITE 103

William H. Halbrooks
Notary Public