

SEND TAX NOTICE TO:

This instrument was prepared by

(Name) Dale Corley 615- Martin Buchman
(Address) 1933 Montgomery Highway 2124 Bailey Brook Drive
Birmingham, Alabama

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA }
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Thirty-One Thousand Five Hundred and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Frederick Diggs III and wife, Vivia Sheron Diggs (herein referred to as grantors) do grant, bargain, sell and convey unto Martin Buchman and wife, Candice C. Buchman

19810417000042370 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
04/17/1981 00:00:00 FILED/CERTIFIED

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 39, according to the Amended map of Riverchase West, Dividing Ridge, as recorded in Map Book 6, Page 108, in the Probate Office of Shelby County, Alabama.

332 PAGE 311 BOOK

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 Home Federal Savings & Loan Association of the South, recorded in Volume 378, page 465, in said Probate Office, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 hand(s) and seal(s), this 13th day of January, 1981.

WITNESS:

Deed TAX 31.50
Rec 1.50
Sua 1.00
34.00
1981 APR 17 AM 8:45 (Seal)

Frederick Diggs III (Seal)
Frederick Diggs III

Vivia Sheron Diggs (Seal)
Vivia Sheron Diggs

STATE OF TEXAS
Harris COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Frederick Diggs III and wife, Vivia Sheron Diggs 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 13th day of JANUARY, A. D., 1981.

Notary Public
1933 MONTGOMERY HIGHWAY
BIRMINGHAM, AL 35202