

STATE OF ALABAMA)

SHELBY COUNTY)

85

Property value 37,000
Mortgage Bal. 32,000 est.

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten and NO/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by Nancy Lord Rhodes and Barbara Lord to John McDonald Badham, Thomas Edward Badham, and Mary Badham Wilt (hereinafter called Grantors), receipt whereof is acknowledged, the said Grantors do hereby grant, bargain, sell and convey unto the said Nancy Lord Rhodes and Barbara Lord (hereinafter called Grantees) as joint tenants, with right of survivorship, the following described real estate located 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.

It is specifically understood and agreed that the Grantors have executed this conveyance subject to:

1. Ad Valorem Taxes due and payable October 1, 1980, which the Grantees herein agree to assume and pay.
2. Existing rights of way, encroachments, party walls, building restrictions, zoning, recorded and/or unrecorded easements, deficiency in quantity of ground, overlaps, overhangs, any discrepancies or conflicts in boundary lines, or any matters not of record, if any, which would be disclosed by an inspection and survey of the property.
3. Terms and conditions as set forth in the Declaration of Condominium, By Laws and Amendments as recorded in Misc. Book 12, Page 87, as amended by Misc. Book 13, Page 2; Misc. Book 13, Page 4 and Misc. Book 13, Page 344, in the Probate Office of Shelby County, Alabama.
4. Limitations and conditions set forth in the Condominium Act.
5. Mortgage dated November 3, 1975 executed by John H. Coper and Marianna G. Coper to Charter Mortgage Company, in the principal amount of \$40,350.00 filed for record November 6, 1975 at 9:15 a.m. and 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.

This deed is a substitute for a deed dated in or about October, 1979, which deed was executed and delivered in or about October, 1979, but which was lost prior to recording.

No part of the property conveyed by this deed constitutes the homestead of the Grantors, or any of them.

TO HAVE AND TO HOLD unto the said Nancy Lord Rhodes and Barbara Lord, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein that in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one Grantee does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

Patty Lord
305 Heath Dr., B'ham, AL 35243

BOOK 019 PAGE 662

AND WE, John McDonald Badham, Thomas Edward Badham, and Mary Badham Wilt, do for ourselves and for our heirs, executors and administrators, covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend to the extent of our individual interest in said premises to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The undersigned Grantors have hereunto set their hands and seals, dated as of the _____ day of October, 1979.


Thomas Edward Badham


Mary Badham Wilt


John McDonald Badham

STATE OF ALABAMA)

MADISON COUNTY)

MAY 16, 1984

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Thomas Edward Badham, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 16 day of MAY, 1984.


Notary Public

My Commission Expires

MY COMMISSION EXPIRES SEP 30 1986

STATE OF Virginia)

City of COUNTY Richmond

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Mary Badham Wilt, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29th day of SEP, 1984.


Notary Public

My Commission Expires

My Commission Expires November 1, 1987

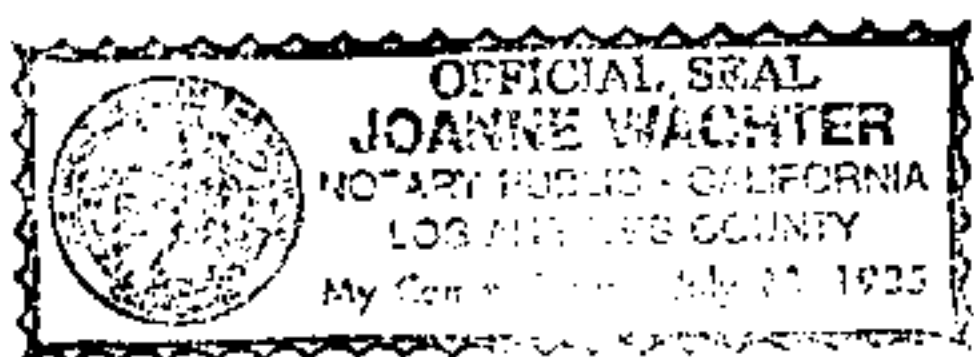
STATE OF

California

Los Angeles COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that John McDonald Badham, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 8th day of May,
1984.



Joanne Wachter
Notary Public

My Commission Expires 7/23/85

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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1985 MAR -1 PM 3:43

Thomas A. Lawrence
JUDGE OF PROBATE

Deed TAX 22.50
Rec 7.50
Jud 1.00
31.00