615 THIS INSTRUMENT PREPARED BY:

Robert R. Sexton
912 City Federal Building
Birmingham, Alabama 35203

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.

State of Alabama
SHELBY COUNTY

Know All Men By These Presents,

That in consideration of Eleven Thousand and No/100---------- DOLLARS
and the assumption of the hereinafter described mortgage

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we,

Bobby L. Chandler and wife, Nora M. Chandler

(herein referred to as grantors) do grant, bargain, sell and convey unto

James H. Carlson and wife, Carol V. Carlson

(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 86 and the South 5 feet of Lot 85, according to the Survey of Cahaba Manor Town Homes, as recorded in Map Book 6, page 105, in the Office of the Judge of Probate of Shelby County, Alabama

1979081600010550O 1/1 $.00
Shelby Cnty Judge of Probate,AL
08/16/1979 12:00:00AM FILED/CERT

SUBJECT TO:

1) Taxes due in the current year.
2) Easements and building line as shown on recorded map.
3) Restrictions appearing of record in Misc. Vol. 21, Page 96; Misc. Vol. 21, Page 100 and Misc. Vol. 19, Page 269.
4) Right of way granted to Alabama Power Company by instrument recorded in Deed Volume 304, Page 11; Misc. Vol. 19, Page 266, and Deed Volume 108, Page 379.
5) Easement and right of way as granted to Pelham Sewer Fund by instruments recorded in Deed Volume 298, Page 677, and Deed Vol. 306, Page 946.

BOOK 321 PAGE 443

And as a further part of the consideration herein, the Grantees assume and agree to pay the balance of that certain mortgage heretofore executed by Bobby L. Chandler and wife, Nora M. Chandler, to Collateral Investment Company, in the amount of $38,000.00 dated April 26, 1978, filed for record May 2, 1978, and recorded in Mortgage Book 377, Page 515, and transferred and assigned to Federal National Mortgage Association, by instrument recorded in Misc. Volume 25, Page 697.

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 I (we) do, for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances:

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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand and seals, this 14th day of August, 19 79

WITNESS:

Deed tax - 11 00
Rec. 1 50
1 00
1350

1979 AUG 16 AM 8:16

Bobby L. Chandler
Bobby L. Chandler

Nora M. Chandler
Nora M. Chandler

State of ALABAMA
JUDGE OF PROBATE
JEFFERSON COUNTY

General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Bobby L. Chandler and wife, Nora M. Chandler 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 14th day of August A. D., 19 79

NOTARY PUBLIC

Robert R. Sexton
Notary Public

Form 3091 BARNETT, TINGLE, NOBLE & SEXTON
ATTORNEYS AT LAW
SUITE 912-923 CITY FEDERAL BUIL
2026 SECOND AVENUE NORTH