608

This instrument was prepared by

(Name) LAW OFFICES OF JOHN T. NATTER

(Address) 3700 Fourth Avenue South, Suite 101, Birmingham, AL 35222

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

STATE OF ALABAMA
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirteen Thousand Five Hundred & no/100 ($13,500.00) DOLLARS and the assumption of an existing mortgage,

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
John William Woodall and wife, Nancy Woodall,
Catherine E. Woodall Arnold and husband Billy Wayne Arnold
(herein referred to as grantors) do grant, bargain, sell and convey unto

Ronnie W. Crumpton and wife, Cathleen Susan Crumpton

(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:

Begin at the Southwest corner of Section 22, Township 21 South, Range 3 West, Shelby County, Alabama; thence in a Northerly direction along the West boundary of said Section 575.0 feet to the point of beginning; thence continue in a Northerly direction along said West boundary 100.0 feet; thence turn 91deg. 45 min. to the right in an Easterly direction 351.90 feet to intersection with the centerline of a right of way for a road; thence turn 88 deg. 19 min. to the right in a Southerly direction along said centerline 100.0 feet; thence turn 91 deg. 41 min. to the right, in a Westerly direction 351.75 feet to the point of beginning. EXCEPT 30.0 feet on the West side of said centerline for a roadway.
Subject To: (1.)Taxes for 1980 and subsequent years. (2.)Restrictive covenants and conditions recorded in Deed Book 279, Page 886, in the Probate Office of Shelby County, AL. (3.)35-foot building set back line appearing of record in Deed Book 279, Page 886, in said Probate Office. (4.)Transmission line permit to Alabama Power Company dated March 31,1946, recorded in Deed Book 138,Page 310, in said Probate Office. (5.)Right of way to Shelby County, recorded in Deed Book 287, Page 219, in said Probate Office. (6.)Rights of parties in possession, encroachments, overlaps, overhangs, unrecorded easements, violated restrictive covenants deficiency in quantity of ground, or any matters not of record, which would be disclosed by an accurate survey and inspection of the premises. (7.)No liability is assumed for possible unfiled mechanics' and materialmen's liens. (8.)Mortgage from John William Woodall and wife, Catherine E. Woodall, to City Federal Saving & Loan Association, dated May 24, 1974, recorded in Mortgage Book 339, Page 443, in said Probate Office.

BOOK 322 PAGE 632

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, unless otherwise noted 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 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 12th day of October, 19 79.

~~WITNESS~~

John William Woodall (Seal)
John William Woodall

(Seal)

Nancy Woodall (Seal)
Nancy Woodall

Catherine E. Woodall Arnold (Seal)
Catherine E. Woodall Arnold
B OR B

(Seal)

Billy Wayne Arnold (Seal)
Billy Wayne Arnold

OCT 15 PM 8 41

Deed Tax 13.50
Rec. 2.50
1.00
17.00

STATE OF ALABAMA
Jefferson COUNTY } General Acknowledgment

I, John T. Natter, a Notary Public in and for said County, in said State, hereby certify that John William Woodall & wife Nancy Woodall & Catherine E. Woodall Arnold and husband, Billy Wayne Arnold 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 12th day of October A. D., 19 79.

Notary Public.

Return to Law Offices of JOHN T. NATTER 3700 Fourth Avenue South BIRMINGHAM, ALABAMA 35222

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Shelby Cnty Judge of Probate, AL
10/15/1979 12:00:00AM FILED/CERT