

This instrument was prepared by

OZEN BATUM
2532 BELL TERRE DR.

(Name) W. A. Jenkins, Jr. B'ham. 35226

(Address) 227 Frank Nelson Building, B'ham, AL 35203

Form 1-1.5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty-eight Thousand and no/100 ----- DOLLARS
(\$38,000.00)

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Donald W. Hodge and wife, Virginia C. Hodge

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

Ozen Batum and wife, Ann H. Batum

(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 12, according to the Survey of Indian Crest Estates,
as recorded in Map Book 5, Page 40, in the Probate Office
of Shelby County, Alabama.

This conveyance is subject to the following:

1. Taxes for the year 1983
2. 5' Easement on northeast and northwest side for public utilities as shown by recorded map
3. 100' Building line on rear and 50' building line on front as shown by recorded map
4. Mineral and mining rights and rights incident thereto recorded in Volume 42, Page 246, in the Probate Office of Shelby County, AL
5. Right of way to Ala. Power Co. recorded in Volume 247, Page 874, in said Probate Office.
6. Restrictions contained in Vol. 256, Page 143, in said Probate Office

\$18,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously with delivery of this deed

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 20th day of May, 1983.

WITNESS:

Notary Public, Shelby Co.
I CERTIFY THIS DEED WAS FILED
2003 MAY 25 AM 11:13
(Seal)
(Seal)
(Seal)

Donald W. Hodge (Seal)
(Donald W. Hodge)
Virginia C. Hodge (Seal)
(Virginia C. Hodge) (Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that Donald W. Hodge and wife, Virginia C. Hodge 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 20th day of May, A. D. 1983

Betty J. Calvert
Notary Public.
My Commission Expires July 10, 1983