

1160

(Name) John P. Cripe
Post Office 724386
(Address) Atlanta, GA 30339

SEND TAX NOTICE TO:
D. Wayne Piper
2601 Vixen St.
Helena, AL 35080

Form 1-1-8 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

Birmingham, Alabama

21,948.00

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of TEN & NO/100--- and other good and valuable consideration DOLLARS

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

CHARLES P. BATCHELOR and MARSHA D. BATCHELOR, husband and wife
(herein referred to as grantors) do grant, bargain, sell and convey unto

D. WAYNE PIPER and PAMELA D. PIPER, husband and wife
(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 2, Block E, according to the Amended Map of Fox Haven, First Sector, as recorded in Map Book 7, page 86, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

Subject to easements and restrictions of record.

AS part of the consideration herein the grantees agree to abide by the terms and conditions of that certain mortgage in favor of Real Estate Financing, Inc., dated February 28, 1979 and further agree to assume and pay the unpaid balance of that certain mortgage described hereinabove as recorded in Mortgage Book 388, page 964 in the office of the Judge of Probate, Shelby County, Alabama, which was assigned to Federal National Mortgage Association, in Misc. Book 29, page 914, in the Probate Office of Shelby County, Alabama.

The purchase price of this property is exactly \$67,887.69 of which \$45,939.69 is represented by the hereinabove described mortgage.

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 4th day of January, 1985.

WITNESS:

Deed Tax 22.00
Rec 2.50
Inst 1.00
25.50
STATE OF ALABAMA (Seal)
I CERTIFY THAT
INSTRUMENT NO. 1160
1985 JAN 23 AM 8:58 (Seal)

Charles P. Batchelor (Seal)
CHARLES P. BATCHELOR
Marsha D. Batchelor (Seal)
MARSHA D. BATCHELOR
(Seal)

STATE OF ~~Alabama~~ New Jersey
~~Union~~ Union COUNTY

General Acknowledgment

I, Claire W. Ward, a Notary Public in and for said County, in said State, hereby certify that CHARLES P. BATCHELOR and MARSHA D. BATCHELOR, husband and wife whose name 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of January, A. D., 1985

Porterfield, School
CLAIRE W. WARD
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Oct. 6, 1986

Claire W. Ward
Notary Public.

BOOK 015 PAGE 726