This Form Furnished by

This instrument was prepared by

(Name) Bruce M. Green, Attorney at Law

(Address) P. O. Box 568, Pelham, Al. 35124

Jefferson Land Title Services Co., Inc.
318 21ST NORTH • P. O. BOX 10481 • PHONE (205) 328-8020
BIRMINGHAM, ALABAMA 35201
AGENTS FOR
Mississippi Valley Title Insurance Company

1979060800071180 1/1 $.00
Shelby Cnty Judge of Probate, AL
06/08/1979 12:00:00AM FILED/CERT

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—

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

That in consideration of Forty-Five Thousand One Hundred Seventy ($45,170.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Henry S. Arnold, Jr., and wife, Jill S. Arnold

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

Dennis Lohman Nichols, and wife, P. Diane Nichols

(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:

BOOK 3880 PAGE 672

Lot 22, according to the Survey of IVANHOE, as recorded in Map Book 6, Page 58, and Amended Map of IVANHOE, as recorded in Map Book 6, Page 70, in the Probate Office of Shelby County, Alabama.

Grantees herein hereby assume and agree to pay that certain Mortgage in favor of Molten, Allen & Williams, Inc. dated October 26, 1978, and recorded in Mortgage Book 384, Page 659, which was assigned to Federal National Mortgag Association, in Miscellaneous Book 28, Page 757, in Probate Office of Shelby County, Alabama in the principal balance of Thirty-Nine Thousand Three Hundre Sixty-Nine Dollars Thirty-Five Cents ($39,369.35)

SUBJECT TO: (1) Taxes for 1979 and subsequent years. (2) 35-foot building set back line from Burgundy Lane. (3) Restrictive covenants and conditions filed for record on Sept. 16, 1975, in Misc. Book 12, Page 046. (4) Transmission line permits to Alabama Power Company recorded in Deed Book 103, Page 171, and in Deed Book 220, Page 46, in Probate Office. (5) Permit to South Central Bell Telephone and Telegraph Co. recorded in Deed Book 294, Page 581, and permit to Southern Bell Telephone and Telegraph Co. and Alabama Power Co. recorded in Deed Book 295, Page 847, in Probate Office.

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 7th day of June, 19 79

WITNESS:

Deed Tax 45.50
Rec. 1.50
Mtg. Tax 45.00 1979 JUN 8 AM 11:16
48.00
JUDGE OF PROBATE

Jill S. Arnold (Seal)

Henry S. Arnold (Seal)

(Seal)

(Seal)

STATE OF ALABAMA
SHELBY COUNTY } General Acknowledgment

I, Bruce M. Green, a Notary Public in and for said County, in said State, hereby certify that Henry S. Arnold, Jr. and wife, Jill S. Arnold 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 7th day of June A. D., 19 79

Bruce M. Green
Notary Public.

Form ALA-31

Bruce M. Green
Box 568
Ala 35124