This instrument was prepared by

(Name) This instrument prepared by KENNETH D. WALLIS, Attorney

(Address) Suite 107 Colonial Center, 1009 Montgomery Hwy. So., VESTAVIA HILLS, AL 35216

REAL 390 PAGE 924

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

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

That in consideration of Eighteen Thousand Four Hundred Fifty-Four and 11/100-- DOLLARS and the assumption of the first and second mortgages below referred to,

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, ARTHUR S. LUDWIG and wife, ALMA B. LUDWIG,

(herein referred to as grantors) do grant, bargain, sell and convey unto JAMES NELSON GREEN and wife, NANCY L. GREEN

19790927000125330 1/1 $.00
Shelby Cnty Judge of Probate, AL
09/27/1979 12:00:00AM FILED/CERT

(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 Jefferson County and Shelby County, Alabama to-wit:

Lots 32 and 33, according to the Survey of Cahaba River Estates, as recorded in Map Book 17, Page 64, in the Bessemer Division of the Office of the Judge of Probate of Jefferson County, Alabama, and as recorded in Map Book 3, Page 11, in the Office of the Judge of Probate of Shelby County, Alabama.

The Grantees, as a part of the consideration hereunder, are assuming a first mortgage on subject property with a current principal balance of approximately $31,000.00, previously given in favor of Agnes B. Simonetti and recorded at Real Volume 203, Page 471, in the Bessemer Division of the Jefferson County Probate Office and recorded at Mortgage Book 331, Page 585, in the Probate Office of Shelby County, Alabama, and also that certain second mortgage with a current principal balance of approximately $31,000.00, previously given in favor of Guy B. Adderhold and John W. McDonald, Jr. but thought to have been assigned, in full, by Guy B. Adderhold to John W. McDonald, Jr., said mortgage being recorded at Real Volume 329, Page 375, in the Bessemer Division of the Jefferson County Probate Office and being recorded at Mortgage Book 372, Page 375, in the Probate Office of Shelby County, Alabama.

MAP 322 PAGE 260

Subject to: (1) 1979 taxes due and payable on October 1, 1979; (2) Mineral and mining rights previously granted; (3) Restrictions, easements, rights of way, agreements, building or set back lines and permits, of record, if any.

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 21st day of July, 1979.

WITNESS:

(Seal) ARTHUR S. LUDWIG (Seal)

(Seal) ALMA B. LUDWIG (Seal)

(Seal) (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 ARTHUR S. LUDWIG and wife, ALMA B. LUDWIG 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 have executed the same voluntarily on the day same bears date.

Given under my hand and official seal this 21st day of July, A. D., 1979.

Notary Public.

KENNETH D. WALLIS
ATTORNEY AT LAW
SUITE 107 COLONIAL CENTER
1009 MONTGOMERY HIGHWAY SOUTH
VESTAVIA HILLS, ALABAMA 35216

Rec. 1.50
Ind. 1.00
2.50