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Shelby Cnty Judge of Probate, AL
11/12/1980 00:00:00 FILED/CERTIFI

(Name) Robert O. Driggers, Attorney

(Address) 1736 Oxmoor Road, Homewood, Al. 35209

Form 1-1-5 Rev. 1-58

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

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Eleven Thousand Four Hundred Seventy Five & No/100--- DOLLARS and the assumption of the hereinafter described mortgage

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

GRADY H. BLOODWORTH, unmarried

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

WILLIAM C. TYNDAL and CHARLES M. TYNDAL

(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:

All that parcel of real property described in Exhibit "A" attached hereto and by reference incorporated herein as an integral part hereof.

This conveyance is subject to the following:

1. Taxes for 1981 and subsequent years.
2. Transmission line permits to Alabama Power Company recorded in Deed Book 278, Page 477; in Deed Book 287, Page 506, and in Deed Book 297, Page 412 in Probate Office.
3. Permit to South Central Bell Telephone Company recorded in Deed Book 280, Page 752, in Probate Office.
4. Permit to Alabama Power Company, recorded in Deed Book 301, Page 581, in Probate Office.
5. Restrictions, covenants, conditions and easements contained in Declaration recorded in Misc. Book 6, Page 804, in Probate Office.

As part of the purchase price and consideration for this deed, the grantees herein assume and agree to pay the indebtedness evidenced by that certain mortgage to Jackson Company as recorded in Mortgage Book 403, Page 114, in the Probate Office of Shelby County, Alabama and assigned to Birmingham Trust National Bank in Misc. Book 36, Page 290, in said Probate Office.

\$5,500 of the consideration recited above was paid by a purchase money 2nd mt

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, I have hereunto set my hand(s) and seal(s), this 6th day of November, 1980.

WITNESS:

(Seal)

(Seal)

(Seal)

Grady H. Bloodworth
GRADY H. BLOODWORTH (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 Grady H. Bloodworth, unmarried whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of November, A. D., 1980.

RETURN TO:

ROBERT O. DRIGGERS, Attorney
1736 Oxmoor Road
Homewood, Alabama 35209

Robert O. Driggers
Notary Public.

Lawyers Title Insurance Corporation

A Stock Company
Home Office - Richmond, Virginia

SCHEDULE A cont'd.

LEGAL DESCRIPTION:

Unit "A", Building 10 of Chandalar Townhouses, Phase 2, located in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 1, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Southeast corner of said 1/4-1/4 Section; thence in a Northerly direction, along the East line of said 1/4-1/4 Section, a distance of 840.76 feet; thence 90 deg. left, in a Westerly direction, a distance of 81.8 feet; thence 90 deg. right, in a Northerly direction, a distance of 17.1 feet to a point on the outer face of a wood fence extending along the South side of Unit "D" of said Building 10; thence 90 deg. 59 min. 27 sec. left, in a Westerly direction along the outer face of said wood fence, a distance of 9.9 feet to the Southwest corner of a wood fence that extends across the fronts of Units "A", "B", "C", and "D" of said Building 10; thence 90 deg. right in a Northerly direction along the outer face of said wood fence extending across the fronts of said Units "D", "C", and "B", a distance of 67.2 feet to the point of beginning; thence continue along last described course, along the outer face of said wood fence extending across the front of said Unit "A", a distance of 26.1 feet to the Northwest corner of a wood fence that extends along the North side of said Unit "A"; thence 90 deg. right, in an Easterly direction along the outer face of said wood fence, the outer face of said Unit "A", and the outer face of another wood fence, a distance of 68.0 feet to the Northeast corner of a wood fence that extends along the back of said Unit "A"; thence 90 deg. right, in a Southerly direction along the outer face of said wood fence, a distance of 19.4 feet to the Northwest corner of a storage building; thence 90 deg. left, in an Easterly direction, along the outer face of said storage building, a distance of 4.2 feet to the Northeast corner of said storage building; thence 90 deg. right, in a Southerly direction along the outer face of said storage building, a distance of 6.45 feet to the centerline of a wall common to the storage buildings of Units "A" and "B"; thence 90 deg. right in a Westerly direction along the centerlines of said wall common to the storage buildings of said Units "A" and "B", a wood fence, a party wall and another wood fence, all centerlines being common to Units "A" and "B", a distance of 72.2 feet to the point of beginning.

According to survey dated April 28, 1980.

EXHIBIT "A" ATTACHED TO WARRANTY DEED FROM GRADY H. BLOODWORTH, UNMARRIED TO WILLIAM C. TYNDAL AND CHARLES M. TYNDAL, DATED NOVEMBER 6, 1980.

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

11/12/1980

11/12/1980 NOV 12 AM 11:49

Deed TAX 6.00
Rec 3.00
Jud 1.00
10.00