

Send Tax Notice to:
James R. Allen, Jr.
203 Connie Street
Montevallo, AL 35115

THIS INSTRUMENT PREPARED BY:

David L. Allen, Attorney at Law
1600 City Federal Building
Birmingham, AL 35203

881

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.

State of Alabama

SHELBY

COUNTY

Know All Men By These Presents,

19811029000115320 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
10/29/1981 00:00:00 FILED/CERTIFIED

That in consideration of Fourteen Thousand Six Hundred Thirty and No/100--(\$14,630.00)--- 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,
JAMES WEBB ARNOLD and wife, BETH DANIEL ARNOLD

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

JAMES R. ALLEN, JR. and wife, CAROLE ALLEN

(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 3, Block 2, according to the map and survey of Green Valley, as recorded
in Map Book 5, Page 94, in the Probate Office of Shelby County, Alabama.
Situated in Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due in the year 1982.
2. Building line and easements as shown by recorded plat.
3. Right of Way to Alabama Power Company as recorded in Volume 277, Page 23,
in the Probate Office of Shelby County, Alabama.
4. Restrictions in favor of Alabama Power Company as recorded in Volume 271,
Page 242, in the said Probate Office.
5. Restrictions as recorded in Misc. Volume 1, page 10, in the said Probate
Office.

Grantees herein hereby agree to assume and pay the balance of that certain
mortgage heretofore executed by James Webb Arnold and wife, Beth Daniel Arnold
to First Federal Savings and Loan Association of Alabama, as recorded in
Volume 364, Page 439, in the Probate Office of Shelby County, Alabama.

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:

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 admin-
istrators 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 and seals, this 28th
day of October

WITNESS: *David L. Allen*
TAX 15.00
1.30
1.00
17.50
1981 OCT 29 AM 8:46

James Webb Arnold
JAMES WEBB ARNOLD
Beth Daniel Arnold
BETH DANIEL ARNOLD

State of ALABAMA

SHELBY

COUNTY

General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State
hereby certify that JAMES WEBB ARNOLD and wife, BETH DANIEL ARNOLD
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 28th day of October A.D. 1981