

This instrument was prepared by

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(Address) P. O. Box 1007, Alabaster, Alabama 35007

Form 1-1-5 Rev. 1-68

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

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventy Eight Thousand and No/100—(\$78,000.00) DOLLARS (Cash consideration \$20,130.96, 2nd Mortgage in the amount of \$7,900.72 and assumption of mortgage with a balance of \$49,968.32) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

DONALD C. BODINGER AND WIFE, SANDRA K. BODINGER

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

JAMES E. ARMSTRONG AND WIFE, LINDA L. ARMSTRONG

(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 189, according to the survey of Chandalar South, Fourth Sector as recorded in Map Book 6, Page 69, in the Probate Office of Shelby County, Alabama.

Subject to easements and restrictions of record.

And as further consideration the herein grantees expressly assume and promise to pay that certain mortgage to First Southern Federal Savings and Loan Association as recorded in Book 370 Page 777 in said Probate Office, according to the terms and conditions of said indebtedness.

\$7,900.72 of the above recited purchase was paid from a second mortgage closed simultaneously herewith.

Grantees mailing address:

James E. Armstrong
2005 Chandaway Drive
Pelham, Alabama 35124

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 3rd

day of April, 1982.

WITNESS:

Deed TAX 20.50 (Seal)

Rev 1.50 1902 APR -8 AM 11:16 (Seal)

3rd 1.00 (Seal)

STATE OF INDIANA
LAKE COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DONALD C. BODINGER AND WIFE, SANDRA K. BODINGER 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 3rd day of April, 1982.

Commission expires 8-5-83

Public