

SEND TAX NOTICE TO:
Bobby and Brenda Bell
1807 Chandamont Circle
Pelham, AL 35124

THIS INSTRUMENT PREPARED BY:
C. M. Moncus, Esq.
2100 16th Avenue South
Birmingham, AL 35205

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

State of Alabama

SHELBY

COUNTY

} Know All Men By These Presents,

That in consideration of One ----- DOLLARS (\$1.00) and the assumption of the hereinafter described mortgage to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged we,

Bell Properties, a Partnership,

(herein referred to as grantors) do grant, bargain, sell and convey unto Bobby J. Bell and Brenda B. Bell, husband and wife,

(herein referred to as GRANTEEES) 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 48, according to the survey of Chandalar South-First Sector as recorded in Map Book 5, Page 106, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to: All easements, restrictions and rights-of-way of record.
331 Building setback line of 35 feet reserved from Chandamont Circle as shown by plat.

342 And as further consideration, the Grantees herein expressly assume and promise to pay that certain mortgage from Richard Ludwig and wife, Tempe E. Ludwig, to Jefferson Federal Savings & Loan Association of Birmingham dated August 27, 1973, in the original amount of \$45,000.00, as recorded in Mortgage Book 333, Page 595, in the Shelby County Probate Office.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1982 SEP 10 AM 9:27

deed tax 50
Rec 1.50
and 1.00
3.00

Brenda B. Bell, Jr.
JUDGE OF PROBATE

TO HAVE AND TO HOLD, to the said GRANTEEES 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 GRANTEEES, 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 administrators shall warrant and defend the same to the said GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, *the undersigned* has *hereunto set* its *hand and seal*, this *9th* day of *September*, *1982*.

WITNESS:

BELL PROPERTIES, a Partnership
By *Brenda B. Bell*, Its Partner

State of ALABAMA

JEFFERSON

COUNTY

} General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Brenda B. Bell, as partner of Bell Properties, a Partnership 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 she, in her capacity as partner, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this

9th

day of

September

A. D. 1982.

Robin D. Humphress

Notary Public