

SEND TAX 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 -----DOLLAR\$
(\$1.00) 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,
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 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 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.

Building setback line of 35 feet reserved from Chandamont Circle as
shown by plat.

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

Thomas A. Shouder, Jr.
JUDGE OF PROBATE

Deed 4.50
Rec 1.50
And 1.00
3.00

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 admini-
strators 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, the undersigned has its hand and seal, this
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. Humphries

Notary Public