

SEND TAX NOTICE TO: 100  
Thomas C. Arndt  
1851 Chanbury Drive  
Pelham, AL 35124

THIS INSTRUMENT PREPARED BY:  
Frank K. Bynum, Attorney  
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 THIRTY FOUR THOUSAND TWO HUNDRED SEVENTY SEVEN AND 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,

William J. Batton and wife, Jo Anne V. Batton

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

Thomas C. Arndt and wife, Susan W. Arndt

(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 Shelby County, Alabama to-wit:

Lot 30, according to the map and survey of Chandalar South,

First Sector, as recorded in Map Book 5, Page 106, in the

Office of the Judge of Probate of Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

As part of the consideration herein, the grantees agree to assume and pay the unpaid balance of that certain mortgage to Jefferson Federal Savings & Loan Association of Birmingham recorded in Mortgage Book 344, Page 630, in the Office of the Judge of Probate of Shelby County, Alabama.

\$ 23,450.00 of the purchase price recited above was paid from purchase money second mortgage loan closed simultaneously herewith.

Jo Anne V. Batton, one of the grantors herein, is one and the same person as Jo Anne Batton.

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

1983 AUG -1 PM 1:27

See Mtg #34-S25  
Thomas C. Arndt, Jr.

deed tax - 11.00  
Rec 1.50  
Ind. 1.00  
13.50

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 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 and seal, this 22nd day of July, 1983

WITNESS:

William J. Batton  
Jo Anne V. Batton

State of ALABAMA

JEFFERSON COUNTY

General Acknowledgement

I, the undersigned hereby certify that William J. Batton and wife, Jo Anne V. Batton whose names are signed to the foregoing conveyance, and who me on this day, that, being informed of the contents of the conveyance on the day the same bears date.

a Notary Public in and for said County, in said State, are known to me, acknowledged before executed the same voluntarily

Given under my hand and official seal this 22nd day of

July 22, 1983.  
Frank K. Bynum  
Notary Public