

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

THIS INSTRUMENT PREPARED BY:
Frank K. Rynum, 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 GRANTEEES 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 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

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
1983 AUG -1 PM 1:27
see Mtg #34-525
John J. Shandor, Jr.

deed tax - 1100
Rae 150
ank. 100
1350

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, 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, a Notary Public in and for said County, in said State, hereby certify that William J. Batton and wife, Jo Anne V. Batton whose name is 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 22nd day of

July A.D. 1983.
Frank K. Rynum
Notary Public