

THIS INSTRUMENT PREPARED BY:

A. M. Meyers

1510 Walnut Street, Philadelphia, Pa. 19102

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 SIXTY-ONE THOUSAND SEVEN HUNDRED FORTY-SEVEN DOLLARS (\$61,747.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we, JAMES G. SCHMIDT, FRED B. FROMHOLD, H. JAMES SHEETZ, JOHN M. SCHUBERT and MORTON D. BOHN, JR., Trustees under Declaration of Trust dated April 15, 1970 (herein referred to as grantors) do grant, bargain, sell and convey unto ROBERT SCIASCIA and wife SUSAN SCIASCIA

(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 4, in Block 4, according to the survey of Indian Valley, Fourth Sector, as recorded in Map Book 5, page 99, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

SUBJECT to a mortgage given to Real Estate Financing, Inc. in the original amount of \$33,000.00 since reduced by payments of principal and interest to \$32,675.08 which the grantees herein agree and assume to pay, recorded in Mortgage Book 341, Page 780.

UNDER AND SUBJECT to covenants, conditions restrictions and easements of record.

AND SUBJECT to any matters that an accurate survey or an inspection of the property might disclose.

19751230000073690 1/1 \$.00
Shelby Cnty Judge of Probate, AL
12/30/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1975 DEC 30 AM 8:33
Need for 2950
Cand M. B. B. B.
JUDGE OF PROBATE

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) successors, 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: successors

that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) successors 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 hands and seal s, this 28th day of November, 1975.

WITNESS:

Purcell R. Johnson
Maureen E. Quinn

John M. Schubert (SEAL)
H. James Sheetz (SEAL)

Trustees under Declaration of
Trust dated April 15, 1970

General Acknowledgement

State of PENNSYLVANIA

PHILADELPHIA COUNTY

I, Harry F. Walker, a Notary Public in and for said County, in said State, hereby certify that John M. Schubert and H. James Sheetz, Trustees under Declaration of Trust dated April 15, 1970, 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 in their capacity as said Trustees executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of November, A.D. 1975.

HARRY F. WALKER