

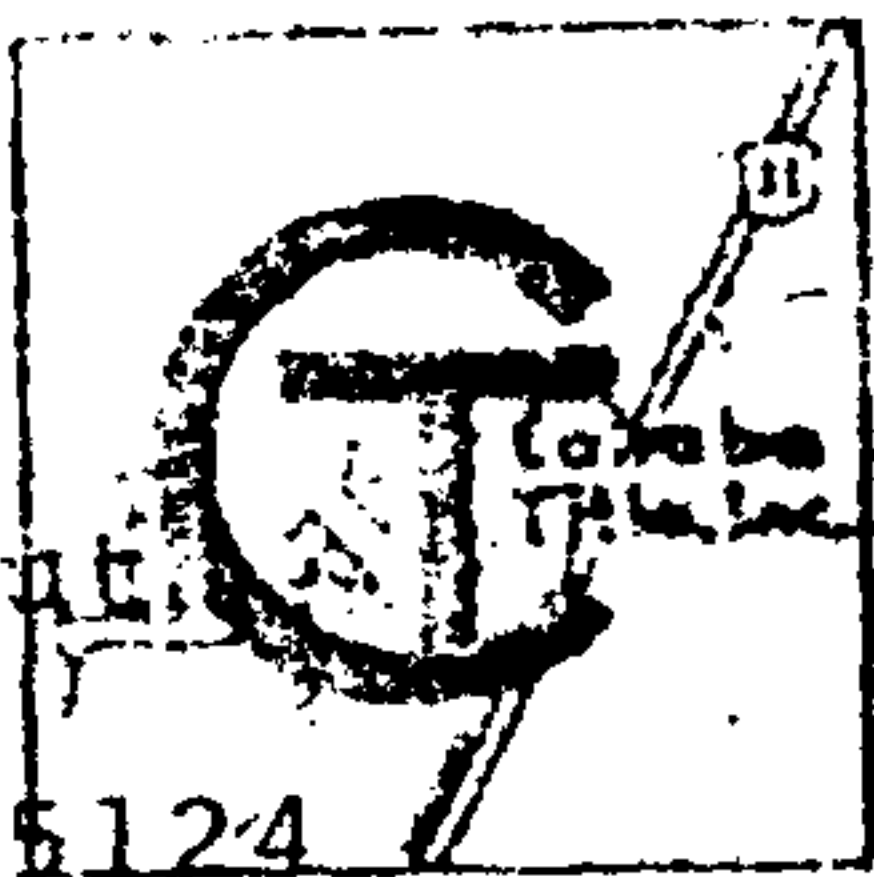
This instrument was prepared by

(Name) Daniel M. Spitler

(Address) 1976 Chandalar South

Office Park

Pelham, Alabama 35124



This Form furnished by:

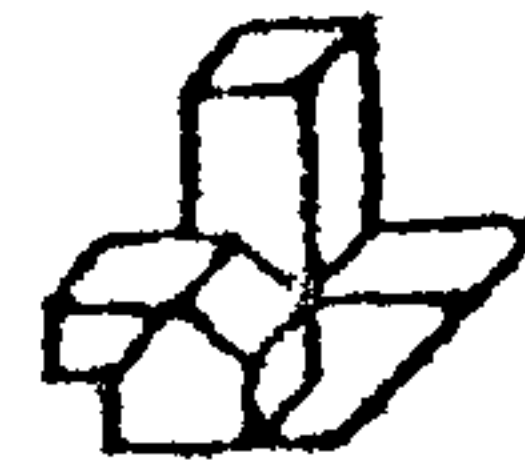
**Cahaba Title, Inc.**

Highway 31 South at Valleydale Road

P O Box 683

Pelham, Alabama 35124

Telephone 998-5600



AGENT FOR

**ST. PAUL TITLE**

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR- 676



19800820000092020 Pg 1/1 .00  
Shelby Cnty Judge of Probate, AL  
08/20/1980 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twelve Thousand Five Hundred and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Robert Ellsworth Genry and wife, Margaret A. Genry  
(herein referred to as grantors) do grant, bargain, sell and convey unto

James N. Sangilantonio and wife, Beverly K. Sangilantonio  
(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 7, Block 2, of Mountain View Estates Subdivision as recorded in Map Book 4 Page 19 in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to easements and restrictions of record.  
Title to all minerals within and underlying the premises, together with all minor rights and other rights, privileges and immunities relating thereto as recorded in Deed Book 70 Page 88 in Probate Office.

For and in consideration of Twelve Thousand Five Hundred and no/100 dollars, (\$12,500.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain (Mortgage) (Trust Deed) dated May 2, 1978, and filed for record May 2, 1978 in the Office of the Judge of Probate of Shelby County, Alabama in Book 377, Page 10 and note of even date thereby secured, in the original principal amount of \$44,500 payable to Molton, Allen & Williams, Inc., which debt the grantee herein assumes and agrees to pay as part payment of the purchase price. The grantee further hereby assumes the obligations of Robert Ellsworth Genry and wife, Margaret A. Genry under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim arising from the guaranty or insurance of the indebtedness above mentioned.

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 encumbrance unless otherwise noted above; 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, they have hereunto set their hand(s) and seal(s), this 15th day of August, 1980

17 WITNESS:

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Notary Seal: DANIEL M. SPITLER, Notary Public, State of Alabama. Commission Expires 08/20 AM 10:12.

Handwritten signatures of Robert Ellsworth Genry, Margaret A. Genry, and Beverly K. Sangilantonio.

STATE OF ALABAMA  
SHELBY COUNTY

Deed 12.50  
Rec. 1.50  
Ind. 1.00  
15.00

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Robert Ellsworth Genry and wife, Margaret A. Genry whose name 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 15th day of August, A. D. 1980

Handwritten signature of the Notary Public, Daniel M. Spitler.