



19800904000098560 Pg 1/2 .00
 Shelby Cnty Judge of Probate, AL
 09/04/1980 00:00:00 FILED/CERTIFIED

✓ (Name) JAMES F. BURFORD, III
 (Address) Suite 2900, 300 Vestavia Office Park, Birmingham, Alabama 35216

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA }
 SHELBY } COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Fifteen Thousand and no/100 (\$15,000.00) ----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
 William F. Vawter & wife, Merita M. Vawter; R. Nelson Nash & wife, Mary W. Nash; N.
 Lamar Phillips and wife, Madie H. Phillips
 (herein referred to as grantors) do grant, bargain, sell and convey unto
 Jasper Paul Guarino and Patricia H. Guarino

(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:

South one-half of the Northwest Quarter of the Northwest Quarter of the Southwest
 Quarter of Section 6, Township 19 South, Range 1 East. Mineral and mining rights
 excepted. Situated in Shelby County, Alabama.

Subject to:

1. The lien of all taxes for the year 1980 and thereafter.
2. Title to all minerals within and underlying the premises, together with
 all mining rights and other rights, privileges and immunities relating thereto.
3. Easements and restrictions of record.

\$10,500.00 of the consideration recited herein was derived from a purchase money
 mortgage executed simultaneously herewith.

The grantor William F. Vawter is one and the same person as W. Frank Vawter.

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 ~~by~~ we do for ~~ourselves~~ (ourselves) and ~~for~~ (our) heirs, executors, and administrators covenant with the said GRANTEES,
 their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances,
 unless otherwise noted above; that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (we) will and ~~our~~ (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(s) and seal(s), this 28th
 day of August, 1980

WITNESS:

_____(Seal) _____(Seal)
 _____(Seal) _____(Seal)
 _____(Seal) _____(Seal)
 William F. Vawter
 Merita M. Vawter
 R. Nelson Nash
 Madie H. Phillips
 Lamar Phillips
 Mary W. Nash

STATE OF ALABAMA }
 _____ COUNTY }

General Acknowledgment

I, _____, a Notary Public in and for said County, in said State,
 hereby certify that _____
 whose name _____ signed to the foregoing conveyance, and who _____ known to me, acknowledged before me
 on this day, that, being informed of the contents of the conveyance _____ executed the same voluntarily
 on the day the same bears date.

Given under my hand and official seal this _____ day of _____ A. D., 19_____

Notary Public.

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GENERAL ACKNOWLEDGEMENT

STATE OF ALABAMA)
COUNTY OF SHELBY)

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I, Randall E. Thompson, a Notary Public in and for said County, in said State, hereby certify that William F. Vawter and wife, Merita M. Vawter; R. Nelson Nash and wife, Mary W. Nash; N. Lamar Phillips and wife, Madie H. Phillips 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of August, 1980.

Randall E. Thompson
Notary Public Randall E. Thompson
My Commission Expires 2-5-84

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1980 SEP -4 AM 9:52

Deed 11.50 Rec. mtg. 405-366
Rec. 5.00
Jud. 1.00
10.50

RETURN TO

TO

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

THIS FORM FROM



REALTY TITLE DIVISION
2025 4TH AVENUE NORTH
BIRMINGHAM, ALABAMA