

(Name).....Malcolm L. Wheeler.....

(Address).....610 Massey Building, Birmingham, Alabama.....

Form 1-1-5 Rev. 1-66
WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

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

That in consideration of Seventeen Thousand, Five Hundred and no/00 (\$17,500.00) ----- DOLLARS and execution of a purchase money mortgage for \$40,000.00

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, ~~xxx~~ I, Mary Coughlin Venable, a widow,

(herein referred to as grantors) do grant, bargain, sell and convey unto
Steve Russo and wife, Julia Early Russo,

(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:

All that part of the SE 1/4 of NW 1/4 of Section 36, Township 19 South, Range 3 West, which lies East of Valley Dale Road and North of the South line of said 1/4-1/4 Section and South of the South line of Lot Number 13, according to plat of Valley Dale Estates Subdivision, which is recorded in Map Book 4 at Page 90 in Probate Office of Shelby County, Alabama. Minerals and mining rights excepted.

All that part of the NE 1/4 of SW 1/4 of Section 36, Township 19 South, Range 3 West, that lies Southeast of Helena-Action (Valleydale) Highway right of way.

Also the SE 1/4 of SW 1/4 of Section 36, Township 19 South, Range 3 West, excepting that portion sold to James Douglas Cleckler and Arthur Charles Scott, as described in Deed Book 237, on page 332, and also in Deed Book 245, page 387, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted. Subject to right of way to Alabama Power Company recorded Deed Book 101, page 550; Deed Book 245; page 116; right of way to Shelby County recorded Deed Book 135, page 365; 50-foot easement or right of way for roadway as described by deed recorded Deed Book 237, page 332. Less and except any part of subject property which presently lies in the boundary of any roadway. Also subject to the taxes for the current tax year which the Grantees are to pay.

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 ~~(xxx)~~ do for myself (~~xxxxxxx~~) and for ~~xxx~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (~~xxxxxxx~~) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I ~~(xxx)~~ have a good right to sell and convey the same as aforesaid; that I (~~xxx~~) will and my ~~(xxxxx)~~ 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, I.....have hereunto set.....my.....hand(s) and seal(s), this.....27th.....day of June....., 1969.....

WITNESS:.....(Seal).....
.....(Seal).....
.....(Seal).....(Seal)
STATE OF ALABAMA }
JEFFERSON.....COUNTY }
U.C.C. FILE NUMBER OUR
REC'D & PAGE AS SHOWN ABOVE
Cleckler
JUDGE OF PROBATE

General Acknowledgment

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

Given under my hand and official seal this.....27th.....day of June.....A. D., 1969.....
Layne P. Brown
Notary Public.

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