

This instrument was prepared by

(Name) SIROTE, PERMUTT, FRIEND AND FRIEDMAN, P.A., ATTORNEYS

(Address) 2030 - 1st Avenue, North, Birmingham, Alabama 35203

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,

See Mtg 347-341

That in consideration of Seventy five thousand and no/100 ----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, John M. Wussow and wife, Margaret T. Wussow

(herein referred to as grantors) do grant, bargain, sell and convey unto W. Joe Mapes, Jr. and Patricia L. Mapes

19750721000038270 1/1 \$00
Shelby Cnty Judge of Probate, AL
07/21/1975 12:00:00AM FILED/CERT

(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:

A parcel of land lying in the N1/2 of the SE 1/4 of Sec 29, Tp. 19, South, Range 2 West, Shelby County, Alabama, described as follows: Commence at the NW corner of the NE 1/4 of the SE 1/4, Section 29, Township 19 South, Range 2 West; thence Westerly along the North line of the NW 1/4 of the SE 1/4, Section 29, Township 19 South, Range 2 West for 10 feet to the Right of Way line of a public road; thence 91 degs. 26 mins. 15 seconds left and run Southerly along the East Right of Way line of said public road for 310.38 feet to the point of beginning; continue along last stated course 265.44 feet; thence 90 degrees 00 mins. left for 10.0 feet; thence 90 degrees 00 mins. left for 5.57 feet; thence 87 degs. 16 mins. right for 397.70 feet; thence 87 degs. 13 mins. 40 seconds left for 245.51 feet; thence 90 degrees 41 mins. left for 407.45 feet to the point of beginning.

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\$55,000 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

THIS CONVEYANCE IS MADE SUBJECT TO:

1. Ad valorem taxes due Oct. 1, 1975, which Grantees herein assume and agree to pay.
2. Right of Way to Shelby County, Alabama, recorded Volume 135, page 8, in the Probate Office of Shelby County, Alabama.
3. Easement to Alabama Power Company recorded in Volume 175, page 272, Vol. 214 page 624; Volume 214 page 637 and Volume 241 page 416, in said Probate-Office.
4. Restrictions contained in Volume 195, page 467, in said Probate Office.
5. Except any part that may lie within a public road.

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 encumbrances, 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, we have hereunto set our hand(s) and seal(s), this 12th day of July, 1975

WITNESS:

A. Alwater (Seal)
A. Alwater (Seal)

John M. Wussow (Seal)
John M. Wussow
Margaret T. Wussow (Seal)
Margaret T. Wussow

1975 JUL 21 AM 7:32
JUDGE OF PROBATE
INSTRUMENT WAS FILED

General Acknowledgment

STATE OF ALABAMA }
Delaware COUNTY }

I, Angelica C. Rose, a Notary Public in and for said County, in said State, hereby certify that John M. Wussow and wife, Margaret T. Wussow 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 12th day of July, A. D., 1975.

Angelica C. Rose
ANGELICA C. ROSE, Notary Public
FADNOR TOWNSHIP, DELAWARE COUNTY

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