

This instrument was prepared by

(Name) Frank K. Bynum, Attorney 6776

(Address) 1701 City Federal Building, 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,

That in consideration of ONE DOLLAR (\$1.00)----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Burton Lungmus and wife, Mary Lou Lungmus

(herein referred to as grantors) do grant, bargain, sell and convey unto

Burton Lungmus and wife, Mary Lou Lungmus

(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 2, according to the plat of Sector 2, Spring Garden Estates,  
as recorded in Map Book 5, Page 12, in the Office of the Judge of  
Probate of Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

Subject to that certain mortgage to Birmingham Federal Savings & Loan Association as recorded in Mortgage Book 346, Page 197.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1975 AUG -7 AM 8:38  
*Deed Book 50*  
*Conrad M. Johnson*  
JUDGE OF PROBATE

19750807000042440 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
08/07/1975 12:00:00AM FILED/CERT

BOOK 293 PAGE 811

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 14th day of July, 1975.

WITNESS:

.....(Seal) Burton Lungmus .....(Seal)  
.....(Seal) Mary Lou Lungmus .....(Seal)  
.....(Seal) .....(Seal)

STATE OF ALABAMA }  
JEFFERSON COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Burton Lungmus and wife, Mary Lou Lungmus whose name s 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 14th day of July, A. D., 1975.

Francis A. Stovinsky  
Notary Public.