

This instrument was prepared by

(Name) Richard W. Bell 2546

(Address) P. O. Box 427, Pelham, Alabama 35124

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 Seven thousand nine hundred and no/100 (\$7,900.00) DOLLARS and the assumption of that certain mortgage described below

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

Robert G. Musslewhite and wife, Darlene R. Musslewhite,
(herein referred to as grantors) do grant, bargain, sell and convey unto

Benjamin Birkenfeld, Jr., and wife, Mary E. Birkenfeld,

(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 10. according to the survey of Woodland Hills, as recorded in Map Book 5, page 90, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: 1. Taxes due in the year 1976 which are a lien but not due and payable until October 1, 1976.

2. Easement and Building line as shown by recorded map.

The Grantees herein assume and agree to pay that certain mortgage dated March 12, 1973, executed by Robert G. Musslewhite and wife, Darlene R. Musslewhite to Robinson Mortgage Company, Inc., in the principal amount of \$30,450.00 filed for record March 13, 1973, at 9:10 A.M., and recorded in Volume 329, page 477, in the Probate Office of Shelby County, Alabama, and assigned to First Federal Savings & Loan Association of Hammonton, in Misc. Volume 4, page 445, in said Probate Office.

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Shelby Cnty Judge of Probate, AL
02/10/1976 12:00:00AM FILED/CERT

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 7th

day of February, 1976

BOOK 296 PAGE 898

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

1976 FEB 10 PM 2:34

Deed Feb 8.00

Consolidated

JUDGE OF PROBATE

(Seal)

(Seal)

(Seal)

Robert G. Musslewhite (Seal)
ROBERT G. MUSSLEWHITE
Darlene R. Musslewhite (Seal)
DARLENE R. MUSSLEWHITE

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that Robert G. Musslewhite and wife, Darlene R. Musslewhite 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 each executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of February, A. D., 1976

Richard W. Bell

Notary Public.