

This instrument was prepared by

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(Name) Frank K. Bynum, Attorney

(Address) 3410 Independence Drive, Birmingham, Alabama 35209

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 TEN THOUSAND SEVEN HUNDRED FIFTY AND NO/100-----(\$10,750.00)--- DOLLARS AND THE ASSUMPTION OF THE HEREINAFTER DESCRIBED MORTGAGE,

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

Kent A. Guske and wife, Jolane R. Guske

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

David W. Blaul and wife, Celia A. Blaul

(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 Shelby

in County, Alabama to-wit:

Lot 38, Block 1, according to the Survey of Cahaba Valley Estates, Third Sector, as recorded in Map Book 5, Page 107, 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.

As part of the consideration herein, the grantees agree to assume and pay the unpaid balance of that certain mortgage to Johnson-Rast & Hays Company recorded in Mortgage Book 340, Page 309, and assigned to Gibraltar Savings & Loan Association by instrument recorded in Misc. Book 8, Page 785; and assigned back to Johnson-Rast & Hays Company by instrument recorded in Misc. Book 9, Page 521, and assigned to Peoples Savings Bank by instrument recorded in Misc. Book 9, Page 522, in the Office of the Judge of Probate of Shelby County, Alabama.



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Shelby Cnty Judge of Probate, AL
08/09/1976 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 21st day of July, 1976

WITNESS:

[Signature] (Seal)

[Signature] (Seal)

(Seal)

[Signature] (Seal)

[Signature] (Seal)

(Seal)

STATE OF INDIANA

Posey COUNTY

General Acknowledgment

I, the undersigned Sarah Thompson, a Notary Public in and for said County, in said State, hereby certify that Kent A. Guske and wife, Jolane R. Guske 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 21st day of July, A. D., 1976.

My Commission Expires: 8/24/79

(SEAL)

[Signature]
Sarah Thompson

Notary Public.