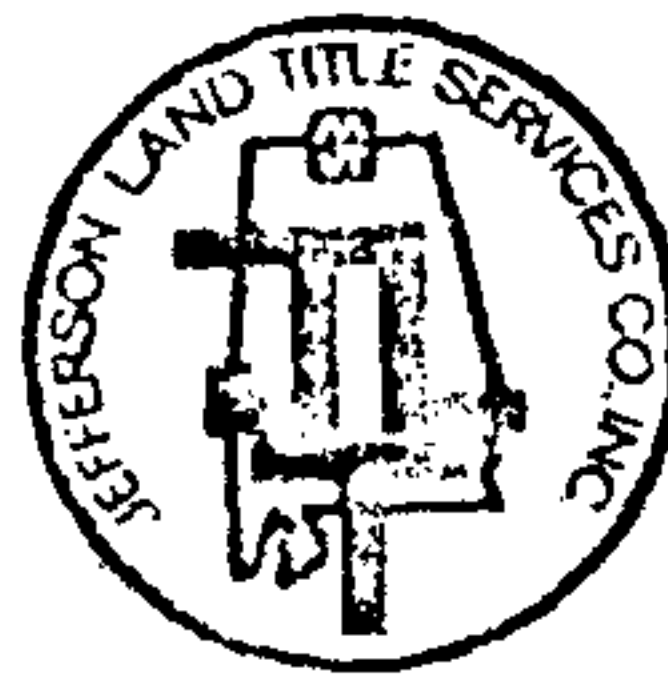


This instru as prepared by

(Name) James E. Roberts
(Address) 2230 Third Avenue, North
Birmingham, Alabama 35203



Jefferson Land Title Services Co., Inc.
316 21ST NORTH • P. O. BOX 10481 • PHONE (205) 328-
BIRMINGHAM, ALABAMA 35201
AGENTS FOR
Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of \$7,000.00 and a Purchase Money Mortgage in the amount of \$23,000.00 DOLLAR

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

Jane W. Templin, a widow,
(herein referred to as grantors) do grant, bargain, sell and convey unto

Paul G. Wert, Jr., and wife, Peggy E. Wert
(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 situate in Shelby County, Alabama to-wit:

The South 30 acres of the NE-1/4 of the SE-1/4 of Section 10, Township 21 South, Range 1 East. Situated in Shelby County, Alabama

\$23,000.00 of the above purchase price was paid from the proceeds of the loan closed simultaneously herewith.

AUG -1 PM 12:39

Rec 7.50
Paid 1.00
9.50

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, I have hereunto set my hand(s) and seal(s), this 24th day of July, 1980

WITNESS:

(Seal)

(Seal)

(Seal)

Jane W. Templin
Jane W. Templin

(Seal)

(Seal)

STATE OF ALABAMA
COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Jane W. Templin 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 24th day of July

Notary Public