

This instrument was prepared by

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Form furnished by:

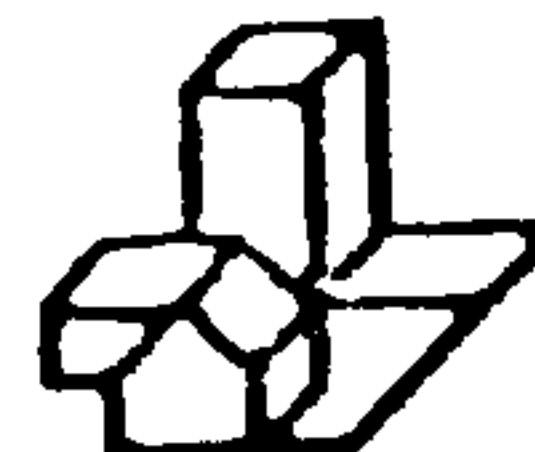
Cahaba Title, Inc.

Highway 31 South at Valleydale Road

P O Box 689

Pelham, Alabama 35124

Telephone 988-5600



AGENT FOR

ST. PAUL TITLE



19810601000060390 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
06/01/1981 00:00:00 FILED/CERTIFIED

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Twenty Eight Thousand Three Hundred Sixty Three and 96/100----- DOLLARS
(\$28,363.96)

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

Dennis Richard Mungall and wife, Emilie Louise Karpiuk

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

Wade W. Larkin, Jr. and Connie A. Larkin

(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 28, Block 1, according to the map and survey of Selkirk,
a subdivision of Inverness, as recorded in Map Book 6, Page
163, in the Office of the Judge of Probate of Shelby County,
Alabama.

Mineral and mining rights excepted.

Situated in Shelby County, Alabama.

Subject to easements and restrictions of record.

And as further consideration the Grantee herein expressly assumes
and promises to pay that certain mortgage to United Federal
Savings & Loan Association recorded in Volume 381, Page 710, in
the Probate Office of Shelby County, Alabama according to the terms
and conditions of said mortgage and the indebtedness thereby secured.

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 May, 1981.

WITNESS:

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned

hereby certify that Dennis Richard Mungall and wife, Emilie Louise Karpiuk

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

on the day the same bears date.

Given, under my hand and official seal this 21st day of May, 1981.

General Acknowledgment

DENNIS RICHARD MUNGALL

EMILIE LOUISE KARPIUK

A Notary Public in and for said State of Alabama, in said State

hereby certify that the foregoing conveyance was duly acknowledged before me

on this day, that, being informed of the contents of the conveyance they

on the day the same bears date.

Given, under my hand and official seal this 21st day of May, 1981.