

This instrument was prepared by

128

FRANK K. BYNUM. ATTORNEY

3410 INDEPENDENCE DRIVE. BIRMINGHAM, ALABAMA 35209

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

19810805000085050 Pg 1/1 .00  
Shelby Cnty Judge of Probate, AL  
08/05/1981 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA }  
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of FIFTEEN THOUSAND AND NO/100----- (\$15,000.00)  
AND THE ASSUMPTION OF THE HEREINAFTER DESCRIBED MORTGAGE, DOLLARS  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Robert John Mentzer and wife, Jane F. Mentzer  
(herein referred to as grantors) do grant, bargain, sell and convey unto  
Russell S. Whitaker and wife, Denise M. Whitaker  
(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 36, according to the Survey of Valley Station, Second  
Sector, as recorded in Map Book 7, Page 48, in the Office  
of the Judge of Probate of Shelby County, Alabama.  
Mineral and mining rights excepted.

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 & Associates Mortgage Co., as recorded in  
Mortgage Volume 400, Page 676, and assigned to United First Federal Savings and Loan  
Association in Misc. Volume 36, Page 939, in the Office of the Judge of Probate of Shelby  
County, Alabama.

\$5,000.00 of the purchase price recited above was paid from purchase money second mortgage  
loan closed simultaneously herewith.

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 3rd  
day of August, 19 81.

WITNESS:

STATE OF ALABAMA  
I CERTIFY THIS  
1981 AUG -5 AM 9:02

Robert John Mentzer (Seal)  
Jane F. Mentzer (Seal)

JUDGE OF PROBATE  
Died 10.00  
Rec. 1.50  
Ind. 1.00  
12.50

STATE OF ALABAMA  
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned  
hereby certify that Robert John Mentzer and wife, Jane F. Mentzer  
whose name s are signed to the foregoing conveyance, and who  
on this day, that, being informed of the contents of the conveyance  
on the day the same bears date.

Given under my hand and official seal this 3rd day of

BY I AND BYNUM  
ATTORNEYS AT LAW

, a Notary Public in and for said County, in said State,  
they executed the same voluntarily  
A. D., 19 81.  
Notary Public.