

This instrument was prepared by



(Name) Robert E. Carter
 604 38th Street South
 (Address) Birmingham, Alabama 35222

Jefferson Land Title Services Co., Inc.
 318 21ST NORTH • P. O. BOX 10481 • PHONE (205)-328-8020
 BIRMINGHAM, ALABAMA 35201
 AGENTS FOR
 Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA } KNOW ALL MEN BY THESE PRESENTS,
 Jefferson County }

19810831000094200 Pg 1/1 .00
 Shelby Cnty Judge of Probate, AL
 08/31/1981 00:00:00 FILED/CERTIFIED

That in consideration of Twenty Eight Thousand and No/100.(\$28,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Burton Robert Krasenbaum and wife, Vivian Krasenbaum (herein referred to as grantors) do grant, bargain, sell and convey unto

Thomas E. Jones and wife, Gloria Jones

(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 34, according to the Map of Chandalar South, First Sector, as recorded in Map Book 5, Page 106, in the office of the Judge of Probate of Shelby County, Alabama.

Subject to all easements, restrictions and right of ways of record.

"Grantees herein, as part of the purchase price and consideration for this deed, assume and agree to pay the indebtedness evidenced by that certain mortgage made by Burton Robert Krasenbaum and wife, Vivian Krasenbaum to Real Estate Financing, Inc., which mortgage is recorded in the Office of the Judge of the Probate Court of Shelby County, Alabama, in Mortgage Book 355, Page 563. And for the same consideration Grantees herein hereby assume the obligations of Burton Robert Krasenbaum and wife, Vivian Krasenbaum, under the terms of the instruments and VA Regulations authorizing, creating and securing the loan to indemnify the VA to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned."

\$5,000.00 of the consideration recited above was from the proceeds of a mortgage loan closed simultaneously herewith.

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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 26th day of August, 1981.

WITNESS:
 STATE OF ALA. SHELBY CO.
 I CERTIFY THIS
 THAT THE
 JUDGE OF PROBATE
 1981 AUG 31 AM 9:29
 JUDGE OF PROBATE
 (Seal)

Burton Robert Krasenbaum (Seal)
 Burton Robert Krasenbaum
Vivian Krasenbaum (Seal)
 Vivian Krasenbaum
 (Seal)

STATE OF ALABAMA }
 Jefferson County }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Burton Robert Krasenbaum and wife, Vivian Krasenbaum whose name 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 26th day of August, 1981.