

This instrument was prepared by

FRANK K. BYNUM. ATTORNEY

3410 INDEPENDENCE DRIVE. BIRMINGHAM. ALABAMA 35209

SEND TAX NOTICE TO: Gary P. Zanini
1808 Hamilton Road
Pelham, AL 35124

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS.

19811130000127040 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
11/30/1981 00:00:00 FILED/CERTIFIED

That in consideration of TWENTY THOUSAND EIGHTY FIVE AND 78/100 (\$20,085.78) 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,

A. Jeffery Winne and wife, Donna G. Winne

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

Gary P. Zanini and wife, Joyce A. Zanini

(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 158, according to the Survey of Chandalar South,
Third Sector, as recorded in Map Book 6, Page 68, 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 Jefferson Federal Savings and Loan Association of Birmingham as recorded in Mortgage Book 375, Page 887, in the Office of the Judge of Probate of Shelby County, Alabama.

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 13th day of November, 1981.

WITNESS:

Deed Tax 20.50
Rec 1.50
Jud 1.00
23.00 NOV 30 AM 9:33
(Seal)

A. Jeffery Winne
Donna G. Winne
(Seal)

STATE OF KANSAS
Johnson COUNTY

General Acknowledgment

the undersigned, a Notary Public in and for said County, in said State, hereby certify that A. Jeffery Winne and wife, Donna G. Winne, whose names 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 13th day of

November A. D., 19 81.

Notary Public.