

This instrument was prepared by

(Name) William H. Halbrooks, Attorney

(Address) Suite 820 One Independence Plaza Birmingham, AL 35409

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Five Thousand Two Hundred and no/100 DOLLARS and the assumption of the mortgage herein:

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

Bryson O. Jones, Jr. unmarried; Kathy W. Jones Schmohl & husband Richard G. Schmohl (herein referred to as grantors) do grant, bargain, sell and convey unto

Charles Gary Penhale and Annie Gail Penhale

(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:

A metes and bounds resurvey of part of Lots 5 and 6, Block 16, of Joseph Squires map of the Town of Helena (Alabama) as recorded in Map Book 3, page 121 and 121A, in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described as follows: Commence and being at the Northwest corner of Lot 5, Block 16, of Squires Map of the Town of Helena, as recorded in Map Book 3, pages 121 and 121A, in the Office of the Judge of Probate, Shelby County, Alabama; thence run Southerly along the East line of Third Street 80.0 feet to a point; thence 90 degrees, 55 minutes, 00 seconds left and run Easterly parallel with the North line of Lot 6, Block 16, of said subdivision 201.27 feet to a point; thence 82 degrees, 10 minutes, 13 seconds left and run Northerly 80.74 feet to a point on the North line of Lot 5, Block 16, of said subdivision; thence 97 degrees, 49 minutes, 47 seconds left and run Westerly along the said North line of said Lot 5, Block 16, 211.0 feet to the point of beginning. Mineral and mining rights excepted

Subject to taxes, easements and restrictions of record.

And as further consideration the grantees herein expressly assume and promise to pay that certain mortgage to Jackson Company as recorded in Mtg Book 308, page 521 and assigned to Central Bank of Birmingham as recorded in Misc Book 38, page 735, in said Probate Office, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

Kathy W. Jones is one and the same as Kathy W. Jones Schmohl

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 ~~x~~(we) do for ~~myself~~(ourselves) and for ~~my~~(our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~x~~(we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~x~~(we) have a good right to sell and convey the same as aforesaid; that ~~x~~(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 1st day of February, 19 82

WITNESSES

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1982 FEB -8 AM 10:43

Bryson O. Jones, Jr. (Seal)

Kathy W. Jones Schmohl (Seal)

Richard G. Schmohl (Seal)

Kathy W. Jones Schmohl (Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

FORM 2002 (Continuation)

Deed 5.50
Rec. 2.00
Dul. 1.00
8.50

General Acknowledgment

I, C. E. T. Copey, a Notary Public in and for said County, in said State, hereby certify that Bryson O. Jones, Jr. unmarried; Kathy W. Jones Schmohl & Richard G. Schmohl 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of February, A. D., 19 82

William H. Halbrooks

Notary Public.