



This instrument was prepared by

(Name) Raymond Zicarelli

(Address) 131 4th Avenue North Bessemer, Alabama 35020

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty-one thousand and no/100's DOLLARS

and the assumption of the hereafter described mortgage

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

Ronald F. Walton and wife Wanda C. Walton

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

Harry A. Frohoff, Jr. and wife Brenda Gail Frohoff

(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 2, in Block 4, according to the survey of Navajo Hills, Second Sector, as recorded in Map Book 5, Page 24, in the office of the Judge of Probate of Shelby County, Alabama.

Subject to:

1. Ad valorem taxes for the year 1982 to be paid in full. Parcel ID: 13-8-34-1-001-016.
2. Easements and building line as shown on recorded map.
3. Restrictions appearing on record in Deed Book 250, Page 81.
4. Right of Way in favor of Alabama Power Company and Southern Bell Telephone and Telegraph Company by instrument(s) recorded in Deed Book 250, Page 725 and Deed Book 278, Page 108.
5. Mortgage executed by Ronald F. Walton and Wanda C. Walton, to Guaranty Savings & Loan Association; recorded in Mortgage Book 346, Page 786.

ALABAMA DEED RECORD
100% BY THIS
DATE WAS FILED

1982 NOV -3 AM 9:37

Thomas G. Lawrence, Jr.
JUDGE OF PROBATE

Deed tax 21.00
Reg. 1.50
Ind. 1.00
23.50

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 1st day of November, 1982

WITNESS:

Raymond Zicarelli (Seal)

Raymond Zicarelli (Seal)

x Ronald F. Walton (Seal)

x Wanda C. Walton (Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby

COUNTY

General Acknowledgment

I, Raymond Zicarelli, a Notary Public in and for said County, in said State, hereby certify that Ronald F. Walton and Wanda C. Walton 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of November, A. D. 1982

Raymond Zicarelli
Notary Public.