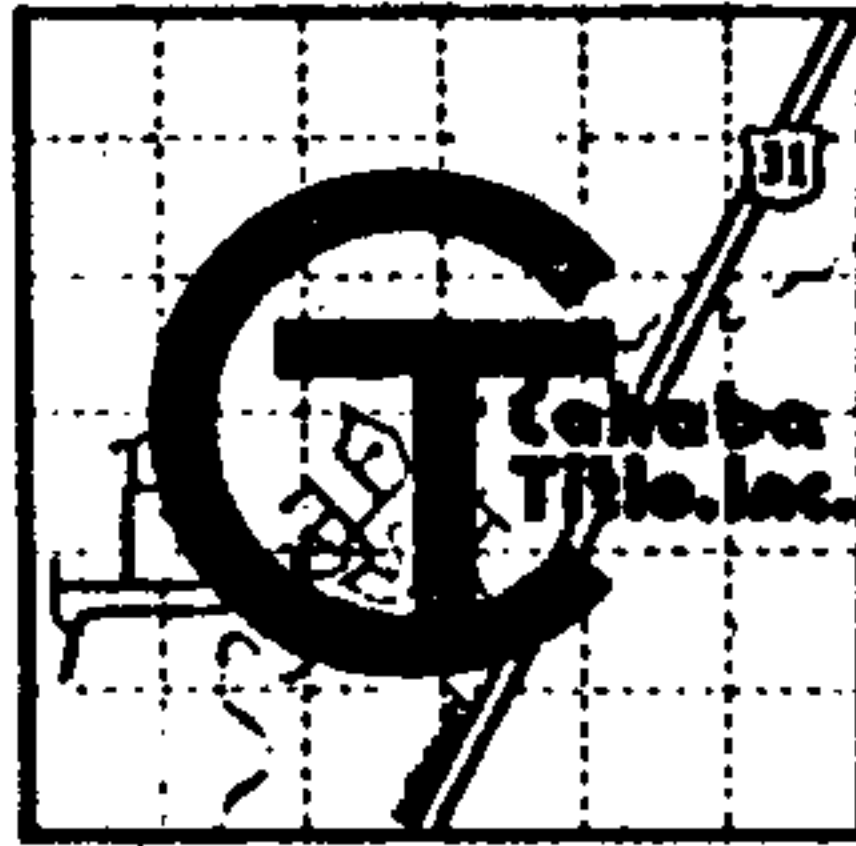


This instrument was prepared by  
(Name) Courtney H. Mason, Jr.  
(Address) P. O. Box 1007, Alabaster, Al. 35007



This Form furnished by:  
**Cahaba Title, Inc.**  
1970 Chandalar South Office Park  
Pelham, Alabama 35124  
Representing St. Paul Title Insurance Corporation



19830118000007820 Pg 1/2 .00  
Shelby Cnty Judge of Probate, AL  
01/18/1983 00:00:00 FILED/CERTIFIED

~~RECORDED~~ FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

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

That in consideration of Thirty Thousand and No/100th (\$30,000.00) Dollars

to the undersigned grantor, JOHN ANDRESEN AND WIFE, VICTORIA A. ANDRESEN (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

PETER H. HERDA & WIFE, DONNA K. HERDA

(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

SEE ATTACHED ADDENDUM

GRANTOR'S ADDRESS:

%Pastor John Dring  
Casilla DeCorreo 106  
3600 Formosa, Argentina

GRANTEES' ADDRESS:

Rt 19 Box 250A  
Birmingham, Alabama 35244

John Andresen is the surviving Grantee of Deed recorded in Deed Book 310 page 826 in the Probate Office of Shelby County Alabama, the other grantee, Lois Andresen, having died on or about October 23, 1980.

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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances,

that ~~they~~ <sup>they have</sup> a good right to sell and convey the same as aforesaid, and that ~~it~~ <sup>they</sup> will and ~~its~~ <sup>their</sup> successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, John Andresen and wife, Victoria A. Andresen, by and through their Attorney-in-Fact, William C. Cummins who is authorized to execute this conveyance, has hereto set his signature and seal, this the 17th day of January 1983

ATTEST:

STATE OF  
COUNTY OF

JOHN ANDRESEN  
*John Andresen*  
By: *William C. Cummins*  
His Attorney-in-Fact President  
*Victoria A. Andresen*  
VICTORIA A. ANDRESEN  
By: *William C. Cummins*  
Her Attorney-in-Fact

I, the undersigned a Notary Public in and for said County in said State, hereby certify that John Andresen & wife, Victoria A. Andresen whose names are signed By William C. Cummins as their Lawful Attorney-in-Fact ~~XXXXXX~~ to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such ~~agent~~ and with full authority, executed the same voluntarily for and as the act of said ~~corporation~~ individuals

Given under my hand and official seal, this the 17th day of January 19 83

*William C. Cummins*  
Notary Public

ADDENDUM

Part of the SW 1/4 of the NW 1/4 of Section 15, Township 19 South, Range 2 West, being more particularly described as follows: Commence at the Southeast Corner of the SE 1/4 of the NE 1/4 of Section 16, Township 19 South, Range 2 West, and run in a Northerly direction along the East line of said quarter section for a distance of 250 feet; thence turn an angle of 88 deg. 30 min. to the left and run in a Westerly direction for a distance of 268.47 feet to the Southerly right-of-way of Valleydale Road; thence turn an angle of 150 deg. 16 min 24 sec. to the right and run along said right-of-way line for a distance of 398 feet to the point of beginning; thence turn an angle to the right of 99 deg. 56 min. 06 sec. and run in a Southeasterly direction for a distance of 207.63 feet; thence turn an angle to the left of 71 deg. 0 min. and run in an Easterly direction for a distance of 115.59 feet; thence turn an angle to the left of 109 deg. 12 min. 06 sec. and run in a Northwesterly direction for a distance of 264.27 feet to a point on the right-of-way line of Valleydale Road; thence turn an angle to the left of 99 deg. 44 min. and run in a Southwesterly direction along said right-of-way line of Valleydale Road for a distance of 110 feet to the point of beginning; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

BOOK 344 PAGE 682

Subject to easements and restrictions of record.

And as further consideration the grantees herein expressley assume and promise to pay that certain mortgage to Guaranty Savings and Loan Association as recorded in Mortgage Book 375, page 430 in the said Shelby County Probate Office, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

\$15,000.00 of the above consideration consist of a second mortgage to Central Bank recorded simultaneously herewith.

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

1983 JAN 18 PM 2:00

*Thomas P. ...*  
JUDGE OF PROBATE

*Seed tax 30.00*  
*Rec. 300*  
*Ind. 100*  
*3400*