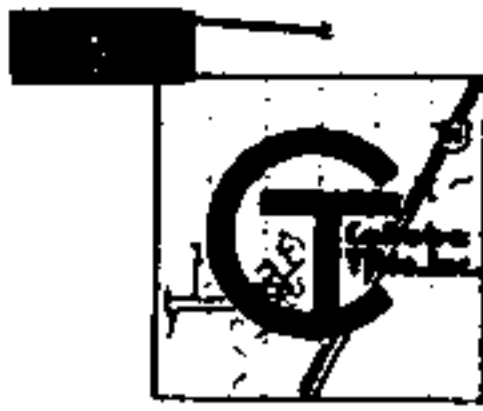


This instrument was prepared by

(Name) JOEL C. WATSON
Attorney at Law
(Address) Post Office Box 987
Alabaster, Alabama 35007

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This Form furnished by:

Cahaba Title, Inc.

Highway 31 South at Valleydale Rd., P.O. Box 689
Pelham, Alabama 35124
Phone (205) 988-5600
Policy Issuing Agent for
SAFECO Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

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

That in consideration of ~~SEVEN~~ SEVENTY-SEVEN THOUSAND AND NO/100 (\$77,000.00)-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
SAM ALFANO and wife, JO ALFANO,
(herein referred to as grantors) do grant, bargain, sell and convey unto
THOMAS F. JUNGKIND and wife, JILL R. JUNGKIND,
(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 4, Block 1, according to the survey of Broken Bow as recorded in Map Book 7 page 145 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

Building setback line of 35 feet reserved from North Broken Bow Drive as shown by plat.

Public utility easements as shown by recorded plat, including 7.5 foot easement on the Southwesterly and a 10 foot easement on the Southeasterly.

Restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 30 page 957 and amended by Misc. Book 46 page 324 in Probate Office of Shelby County, Alabama.

Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 271 page 546 in Probate Office of Shelby County, Alabama.

Easement to South Central Bell as shown by instrument recorded in Deed Book 320 page 916 and Deed Book 338 page 935 in Probate Office of Shelby County, Alabama.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights conveyed in Deed Book 81 page 171 in Probate Office of Shelby County, Alabama.

\$59,150.00 of the purchase price recited above was paid from 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 17th day of December, 1984

WITNESS:

Deed TAX 12.00
Dec 2.50
Inst 1.00
21.50
STATE OF ALA. SHELBY CO. (Seal)
I CERTIFY THIS INSTRUMENT WAS FILED (Seal)
1984 DEC 19 AM 11:43 (Seal)

Sam Alfano (Seal)
Sam Alfano
Jo Alfano (Seal)
Jo Alfano
(Seal)

STATE OF ALABAMA }
SHELBY COUNTY } JUDGE OF PROBATE

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sam Alfano and wife, Jo Alfano, whose names are signed to the foregoing conveyance, and who 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 17th day of December, A. D. 1984

Patricia Roberts
Notary Public.