This instrument was prepared by

(Name) Larry L. Halcomb

3512 Old Montgomery Highway

(Address) Homewood, Alabama 35209

Send Tax Notice To: John J. Wasenko 1009 Lake Point Lane Hoover, Alabama 35244

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

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two hundred thirty five thousand & No/100 (235,000.00)

to the undersigned grantor, Mangrum Homes, Inc.

(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

John J. Wasenko & Roberta Iles-Wasenko

(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 2013, according to the Survey of Lake Point Estates, also known as Riverchase Country Club Twentieth Addition Residential Subdivision, as recorded in Map Book 11 page 57, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

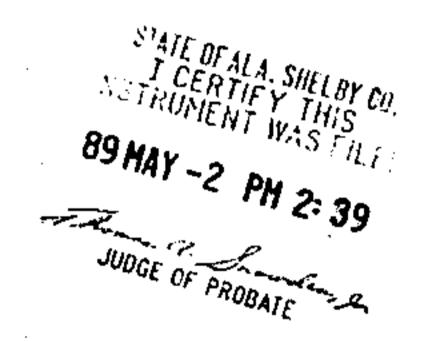
Minerals and mining rights excepted.

Subject to taxes for 1989.

Subject to restrictions, protective covenants, building lines, easements and agreement with Alabama Power Company of record.

800K 236 PAGE 856

1. Bood Tax \$23.50
2. Mtg. Tax
3. Recording Fee 2.50
4. Indexing Fee 2.00
TOTAL 28.00



\$211,500.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 it has a good right to sell and convey the same as aforesaid, and that it will and its 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 GRANTOR, by its President, Erwin H. Mangrum who is authorized to execute this conveyance, has hereto set its signature and seal, this the 1st day of May 1989

ATTEST:

Mangrum Homes, Inc.

By Environ IS. Trangues

STATE OF ALABAMA (

I. Larry L. Halcomb

a Notary Public in and for said County in said

State, hereby certify that Erwin H. Mangrum whose name as President of Mangrum Homes, Inc. whose name as President of Mangrum Homes, Inc. a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being a corporation, and the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

day of

Given under my hand and official seal, this the 1st

May

19 89

Larry L. Halcomb

Notary Publi

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