

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 &amp; No/100 (235,000.00)

to the undersigned grantor, Mangrum Homes, Inc. a corporation,  
 (herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the  
 said GRANTOR does by these presents, grant, bargain, sell and convey unto

John J. Wasenko &amp; Roberta Iles-Wasenko

(herein referred to as GRANTEEES) 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.

BOOK 236 PAGE 856

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

STATE OF ALA. SHELBY CO.  
 I CERTIFY THIS  
 INSTRUMENT WAS FILED  
 89 MAY -2 PM 2:39  
 JUDGE OF PROBATE

\$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 GRANTEEES 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 con-  
 tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said  
 GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-  
 brances,

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 GRANTEEES, 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 Erwin H. Mangrum President

Secretary

STATE OF ALABAMA  
 COUNTY OF JEFFERSON

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.

a corporation, is signed 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 officer and with full authority, executed the same voluntarily for and as  
 the act of said corporation,

Given under my hand and official seal, this the 1st day of May 1989

Larry L. Halcomb

Notary Public