

ASSUMPTION DEED

KNOW ALL MEN BY THESE PRESENTS, That A. RUTH WILSON, an unmarried woman, hereinafter called the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) cash and other good and valuable considerations to said Grantor in hand paid by GILBERT R. GAMBINO and GARI GAMBINO, husband and wife, hereinafter called the Grantees, receipt of which is hereby acknowledged, and the assumption by the Grantees of that certain indebtedness secured by a real estate mortgage as set out below, does hereby (subject to the matters hereinafter set out) GRANT, BARGAIN, SELL and CONVEY unto the said Grantees during their joint lives and, upon the death of either of them, to the survivor of them and to the heirs and assigns of such survivor, all that certain real property in Baldwin County, Alabama, as described below, to-wit:

The Northwest Quarter of the Northwest Quarter of the Northeast Quarter of Section Eight, Township Six South, Range Three East of the St. Stephens Meridian, containing 10 acres, more or less.

LESS AND EXCEPT any and all oil, gas and minerals on, in and under said property heretofore reserved by prior grantors.

LESS AND EXCEPT all remaining, oil, gas and other minerals on, in and under said property hereby reserved by the Grantor unto herself, her heirs and assigns.

TOGETHER WITH all and singular the rights, members, privileges, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD unto the said Grantees during their joint lives, and upon the death of either of them, to the survivor of them and to the heirs and assigns of such survivor, in fee simple, FOREVER.

Conveyance of the above described property and all covenants and warranties of the Grantor hereunder (whether express, implied or statutory) is made subject to the following:

1. Lien of taxes hereafter falling due.
2. Subject to a real estate mortgage to FIRST SMALL BUSINESS INVESTMENT COMPANY OF ALABAMA, an Alabama Corporation; a federal licensee under the Small Business Investment Act of 1958, from A. RUTH WILSON and SCOMEL, Inc., a corporation, dated November 20, 1979 and recorded in Real Property Book 60, pages 1889-1892. By acceptance and recordation of this deed the Grantees assume and agree to pay the presently remaining principal balance of the indebtedness secured by said lien and interest thereon, according to the term of said lien and note which it secures. Grantees further agree hereby to indemnify and hold the Grantor harmless from any loss, damage, claim or expense arising out of the said note and mortgage assumed herein.
3. Reservation of oil, gas and other minerals, in, on or under said property by prior grantors, now of record, if any, in the Baldwin County Probate Records.

STATE OF ALABAMA  
BALDWIN COUNTY

I certify that this instrument was filed  
and the following tax collected on

SEP 22 1980 930 M

Min. Tax \$1.50 M.H. \$1.00 Index \$  
Deed \$2.00 Mort. \$ Recorded in RP  
Book 76 Amy Poline  
Page 1630 Judge of Probate  
By 1630 BY

Mortgage

REAL 79 PAGE 1629

And, except as provided above, the Grantor, for Grantor and Grantor's heirs and personal representatives, hereby covenants to and with said Grantees and Grantee' heirs and assigns, that the Grantor is seized of an indefeasible estate in fee simple in and to said property; that Grantor is in peaceful possession thereof and has a perfect right to sell and convey the same; that the same is free from all encumbrances and that the Grantor will forever warrant and defend the title to and possession of said property unto the said Grantees and Grantees' heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor and Grantees have hereunto set their hands and seals on this the 19 day of Sept, 1980.

A Ruth Wilson  
A. RUTH WILSON  
Gilbert R. Gambino  
GILBERT R. GAMBINO  
Gari Gambino  
GARI GAMBINO

STATE OF ALABAMA  
COUNTY OF BALDWIN

I, W.D. Bolton, Jr., a notary public in and for said county in said state, hereby certify that A. RUTH WILSON, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19 day of Sept, 1980.

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NOTARY PUBLIC

STATE OF ALABAMA  
COUNTY OF BALDWIN

I, W.D. Bolton, Jr., a notary public in and for said county in said state, hereby certify that GILBERT R. GAMBINO and GARI GAMBINO, husband and wife, whose names 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19 day of Sept, 1980.

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NOTARY PUBLIC