

This instrument was prepared by

(Name) James F. Burford, III

(Address) Suite 2900, 300 Vestavia Office Park, Birmingham, Alabama 35216

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

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of \$25,815.00 Equity DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
DAVID C. ALBANI, unmarried

(herein referred to as grantors) do grant, bargain, sell and convey unto

VINCENT A. VACCA and PAMELA B. VACCA

(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 15, Block 7, according to Oak Mountain Estates, Sixth Sector, as recorded in Map Book 5, page 102, in Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

Subject to:

1. Taxes for 1983 and subsequent years.
2. Restrictive covenants and conditions filed for record on July 28, 1972, in Misc. Book 1, Page 836.
3. 30-foot bulding set back line from Creekview Drive.
4. Utility easements as shown on recorded map of said subdivision.
5. Minerals and mining rights excepted in Deed Book 307, Page 653.
6. The grantees herein expressly assume and agree to pay that certain mortgage from Larry G. Edwards and wife, Vicki D. Edwards, to Birmingham Federal Savings & Loan Association, dated December 19, 1977, filed for record in the Probate Office of Shelby County, Alabama, on December 21, 1977, at 10:06 o'clock A.M., and recorded in Mortgage Book 372, Page 822.
7. \$3,000.00 of the Equity consideration recited herein was derived from a purchase money 2nd mortgage executed 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 I (X) do for myself (X) and for my (X) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (X) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (X) have a good right to sell and convey the same as aforesaid; that I (X) will and my (X) 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, I have hereunto set my hand(s) and seal(s), this 7th day of February, 1983.

WITNESS:

Deed TAX 23.00
Rec 1.50
Ind 1.00
25.50
1983 FEB 11 AM 8:41
Htg #27-344

David C. Albani (Seal)
DAVID C. ALBANI
(Seal)
(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, James F. Burford, III, a Notary Public in and for said County, in said State, hereby certify that David C. Albani, unmarried 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of February, 1983.

James F. Burford, III
Notary Public.