

This instrument was prepared by

MASON & FITZPATRICK, P.C.
100 Concourse Pkwy., Suite 350
Birmingham, Alabama 35244

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED THIRTY NINE THOUSAND & NO/100—
(\$139,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the
GRANTEES herein, the receipt whereof is acknowledged, we, Rick L. Griffith and
wife, Debbie G. Griffith (herein referred to as grantors), do grant, bargain, sell
and convey unto Salvatore G. Minopoli and wife, Lisa A. Minopoli (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 and right of reversion, the following described real estate,
situated in Shelby County, Alabama, to-wit:

Lot 3, in Block 3, according to the Survey of Applecross, a Subdivision of
Inverness, as recorded in Map Book 6 page 42 A & B, in the Probate Office of
Shelby County, Alabama; being situated in Shelby County, Alabama.

MORTThe proceeds of this loan have been applied on the purchase price of the
herein described property.

Subject to existing easements, restrictions, set-back lines, rights of way,
limitations, if any, of record.

\$120,000.00 of the above-recited purchase price was paid from a mortgage loan
closed simultaneously herewith.

GRANTEES' ADDRESS: 5067 Applecross Drive, Birmingham, Alabama 35242

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 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 stated 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 hands and seals, this 1st day of
April, 1991.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

91 APR -5 PM 1:39

Rick L. Griffith (SEAL)
Rick L. Griffith

Debbie G. Griffith (SEAL)
Debbie G. Griffith

STATE OF ALABAMA
SHELBY COUNTY COUNTY

JUDGE OF PROBATE

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that Rick L. Griffith and wife, Debbie G. Griffith 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 1st day of April A.D., 1991

3-5-95

Notary Public

| | |
|------------------|----------|
| 1. Deed Tax | \$ 19.00 |
| 2. Mtg. Tax | \$ |
| 3. Recording Fee | \$ 3.50 |
| 4. Notary Fee | \$ 3.00 |
| 5. Notary Seal | \$ |
| 6. Commission | \$ 1.00 |
| Total | \$ 25.50 |

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