

This instrument was prepared by

Courtney Mason & Associates PC
1904 Indian Lake Drive, Ste 100
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 SIX THOUSAND & NO/100----
(\$136,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the
GRANTEES herein, the receipt whereof is acknowledged, we, Alan F. Zuniga and wife,
Shannon H. Zuniga (herein referred to as grantors), do grant, bargain, sell and
convey unto James J. Crapia and wife, Julie S. Crapia (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 6, according to the Survey of Cahaba Pointe Addition to Wine Ridge, as
recorded in Map Book 12, page 97, in the Probate Office of Shelby County,
Alabama, and Map Book 157 Page 80 in the Probate Office of Jefferson County,
Alabama.

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

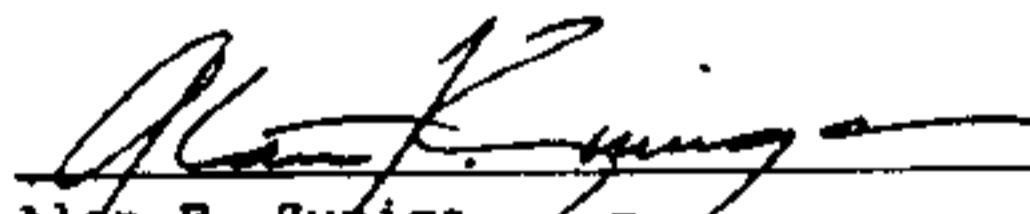

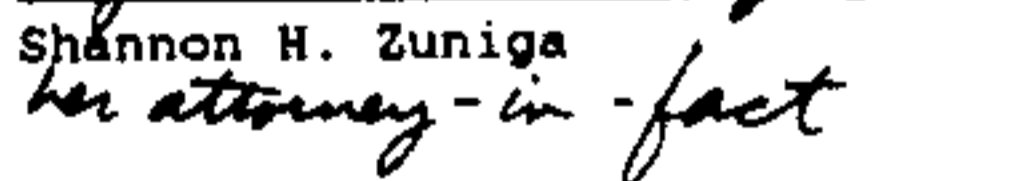
\$108,800.00 of the above-recited purchase price was paid from a mortgage loan
closed simultaneously herewith.

GRANTEES' ADDRESS: 4748 Vintage Lane Birmingham, Alabama 35244

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 29th day of
May, 1996.


Alan F. Zuniga (SEAL)

Shannon H. Zuniga (SEAL)

Alan F. Zuniga
her attorney-in-fact

05/30/1996-17455
10:06 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 RD

State of Alabama) County of Shelby)
I, the undersigned, hereby certify that Alan F. Zuniga, a married man, 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, he executed the same voluntarily on the day of same bears date.
GIVEN UNDER MY HAND THIS 29TH DAY OF MAY, 1996.

My Commission Expires: 3/3/99


COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES
3/3/99
Notary Public

State of Alabama) County of Shelby)
I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Alan F.
Zuniga, whose name as Attorney In Fact for Shannon H. Zuniga 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 in his capacity as such Attorney In Fact, executed the same voluntarily on the day the same bears date.
GIVEN UNDER MY HAND THIS THE 29TH DAY OF MAY, 1996.

My Commission Expires: 3/3/99


COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES
3/3/99
Notary Public

Inst # 1996-17455