

This instrument was prepared by

Send Tax Notice To: Phillip M. Lozito

(Name) William H. Halbrooks
#1 Independence Plaza, Suite 704
(Address) Birmingham, Alabama 35209

name
3521 Chickering Circle
address
Birmingham, Alabama 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Three Hundred Sixty-Five Thousand and no/100-----(\$365,000.00) Dollars to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Robert R. Walter and wife, Skye Walter

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

Phillip M. Lozito and Camille S. Lozito

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in
Shelby County, Alabama to-wit:

Lot 7-A, according to a Resurvey, as recorded in Map Book 28, Page 45, in the Office of the Judge of Probate of Shelby County, Alabama, of Lots 7 & 8, of Block 7, Applecross Subdivision. Mineral and mining rights excepted.

Subject to current taxes, easements and restrictions of record.

\$ 25,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

\$ 267,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

05/17/2001-20053
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001 HEL
COUNTY JUDGE OF PROBATE
2485

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the 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 noted 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 hand(s) and seal(s), this 14th day of May, ~~19~~ 2001.

(Seal)

(Seal)

(Seal)

Robert R. Walter
(Seal)

(Seal)

Skye Margaret Walter
Skye Walter (Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert R. Walter and Skye Walter whose name(s) 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 14th day of May A.D., ~~19~~ 2001.

William H. Halbrooks
William H. Halbrooks

Notary Public

Inst # 2001-20053