

This instrument was prepared by

(Name) Martha Robbins

(Address) 3040 Montgomery Highway, Birmingham, Alabama

Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of SIX HUNDRED ONE AND 26/100- - - - -DOLLARS
and the assumption of the hereinafter described mortgage
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
JOHN ALLEY, JR. and wife, CLARA F. ALLEY
(herein referred to as grantors) do grant, bargain, sell and convey unto
THOMAS FRANK ZITO, and wife, FRANCES E. ZITO
(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 10 according to "Walter's Cove," First Sector as shown by Sub-
division map recorded in Map Book 5, Page 22 in the Probate Office
of Shelby County, Alabama.

Subject to: Transmission Line permit to Alabama Power Company,
dated March 19, 1913, recorded in Deed Book 52, Page 98, in the
Probate Office of Shelby County, Alabama; Subject to the flooding
rights of Alabama Power Company, if any; Restrictive covenants and
conditions, filed for record on June 19, 1967, in Deed Book 248,
Page 750, in the said Probate Office; Building setback line as
shown by said subdivision map.

As a part of the consideration herein the Grantees assume and agree
to pay the balance of that certain first mortgage executed by JOHN
ALLEY, JR. to C. T. Walters dated April 28, 1969 and recorded in
Deed Book 311, Page 466 in the Probate Office of Shelby County,
Alabama.

U.C.C. FILE NUMBER 02
REC. Bk. & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE
Clara F. Alley
March 24/1970
11:11 AM
SHELF OFFICE
CONFIRM THIS
INSTRUMENT WAS FILED

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 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 18th
day of March, 1970

WITNESS:
Francis G. Drake (Seal)
Geraldine Bonds (Seal)
John Alley, Jr. (Seal)
Clara F. Alley (Seal)

764
761
261
BOOK 261
STATE OF ALABAMA }
JEFFERSON COUNTY } General Acknowledgment
the undersigned Christine L. Staples a Notary Public in and for said County, in said State,
do hereby certify that JOHN ALLEY, JR. and wife, CLARA F. ALLEY
whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me
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 18th day of March, A. D., 1970
Christine L. Staples
Notary Public.