

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS

That in consideration of Twenty Three Thousand One Hundred Forty Five and 00/100 (\$23,145.00) DOLLARS to the undersigned Grantor or Grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, JOHN A. GRIZZAFFI and wife, JUDY L. GRIZZAFFI (herein referred to as grantors) do grant, bargain, sell and convey unto MICHAEL O. SENG and wife, SUSAN C. SENG, (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 8, Block 4, according to the Survey of Broken Bow, as recorded in Map Book 7, page 145 in the Probate Office of Shelby County, Alabama.

This conveyance is made subject to all restrictions, easements, and rights-of-ways of record in the Office of the Probate Judge of Shelby County, Alabama.

Mineral and mining rights, oil, gas and other mineral interests in, to or under the land herein described are not included herein.

As part of the consideration hereinabove expressed, the Grantees herein do expressly assume and promise and agree to pay that certain mortgage given by John A. Grizzaffi to Stockton, Whatley, Davin and Company of Alabama filed for record on May 10, 1983 at 8:23 A.M. and recorded in Volume 430, page 897 in the Probate Office of Shelby County, Alabama.

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, I, John A. Grizzaffi, have hereunto set my hand and seal this 23rd day of July, 1984.

IN WITNESS WHEREOF, I, Judy L. Grizzaffi, have hereunto set my hand and seal this 23rd day of July, 1984.

John A. Grizzaffi (Seal)
JOHN A. GRIZZAFFI
Judy L. Grizzaffi (Seal)
JUDY L. GRIZZAFFI

RICHARD J. EBBINGHOUSE
ATTORNEY AT LAW
2107 FIFTH AVENUE NORTH
SUITE 300
BIRMINGHAM, ALABAMA 35203
(205) 328-1300

STATE OF ALABAMA)
JEFFERSON COUNTY)

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that John A. Grizzaffi whose name is signed to the foregoing conveyance and 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 the same bears date.

Given under my hand and official seal this 23rd day of July, A.D., 1984.

Calley S. Fox
NOTARY PUBLIC

My Commission Expires: 1-5-86

STATE OF ALABAMA)
JEFFERSON COUNTY)

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Judy L. Grizzaffi whose name is signed to the foregoing conveyance and is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of July, A.D., 1984.

Calley S. Fox
NOTARY PUBLIC

My Commission Expires: 1-5-86

This instrument was prepared by:

Richard J. Ebbinghouse
Attorney at Law
2107 5th Avenue, North
Suite 300
Birmingham, AL 35203

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED Rec'd 2350
1984 JUL 27 AM 11:23 Re 500

Thomas A. Shores
JUDGE OF PROBATE

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2950

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