

This instrument was prepared by

Courtney Mason & Associates PC
100 Concourse Parkway 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 FORTY NINE THOUSAND & NO/100---- (\$49,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we, Ciro V. Dichiara and wife, Anita Dichiara (herein referred to as grantors), do grant, bargain, sell and convey unto Jose Aris Garcia and wife, Kathryn Poole Garcia (herein referred to as GRANTEEES) 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 30-A, according to a resurvey of Lots 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, and 30 Heatherwood, First Sector as recorded in Map Book 9 Page 25 in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

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

TO HAVE AND TO HOLD to the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 3rd day of April, 1992.

Ciro V. Dichiara

(SEAL)

Ciro V. Dichiara

Anita Dichiara

(SEAL)

Anita Dichiara

STATE OF ALABAMA

SHELBY COUNTY

04/16/1992-4682
09:09 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
53.50

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ciro V. Dichiara and wife, Anita Dichiara 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 3rd day of April A.D., 1992

Richard D. Mink

Notary Public

RICHARD D. MINK
MY COMMISSION EXPIRES
10/23/93