

SEND TAX NOTICE TO:

Anthony L. Inzinna
2812 Beckeley Drive
Birmingham, Al 35242

This instrument prepared by:

Howard Donovan, Esq.
1 Independence Plaza
Suite 510
Birmingham, Alabama 35209

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

THIS STATUTORY WARRANTY DEED is executed and delivered on this 29th
day of December, 19 92, by LAKE HEATHER DEVELOPMENT CO., INC.,
an Alabama corporation ("Grantor"), in favor of Anthony L. Inzinna and wife, Louise C.
Inzinna ("Grantees").

\$135,000

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Ten
and NO/100 Dollars (\$10.00), in hand paid by Grantees to Grantor and other good and valuable
consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor,
Grantor does by these presents, grant, bargain, sell and convey unto Grantees, as joint tenants
with right of survivorship, the following described real property (the "Property"), situated in
Shelby County, Alabama:

Lot 29, according to the Survey of Lake Heather Estates (Givianpour's
Addition to Inverness) as recorded in Map Book 16, Page 121 A/B/C, in the
Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

1. Ad valorem taxes due and payable October 1, 1994, and all years thereafter;
2. Fire district dues and library dues as and when due and payable;
3. Title to all minerals within and underlying the premises, together with all
mining rights and other rights, privileges and immunities relating thereto,
including rights set out in Deed Book 5, Page 355 and Deed Book 4, Page 442
and Deed Book 48, Page 427 in Probate Office;
4. Covenants and provisions regarding Road Improvements as set out in the deed
from Metropolitan Life Insurance Company to Lake Heather Development Co.,
Inc., recorded in Inst. #1992-18226 in the Probate Office of Shelby County,
Alabama.
5. Declaration of Protective Covenants attached to and made a part of the deed
from Metropolitan Life Insurance Company to Lake Heather Development Co.,
Inc., recorded as Inst. #1992-18226, as amended by Inst. #1992-26078 in the
Probate Office of Shelby County, Alabama;
6. Private Subdivision Agreement with the City of Hoover, recorded in Inst. #1992-
26077 in the Office of the Judge of Probate of Shelby County, Alabama.

Inst. # 1993-00012

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01/04/1993-00012
08:30 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
* 002 MCD 144.00

Courtney

TOGETHER WITH a nonexclusive easement to use the private roadways, Access Easements and other easements, all as more particularly described in the Declaration of Protective Covenants for Lake Heather Estates recorded at Inst. #1992-18226, as amended by Inst. #1992-26078, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

TOGETHER WITH a nonexclusive easement for access to the Property along those lands described as Tract II in that certain deed from Metropolitan Life Insurance Company to Grantor recorded as Inst. #1992-18226 in the Office of the Judge of Probate of Shelby County, Alabama.

Grantor shall not be liable for and Grantees, jointly and severally, hereby waive and release Grantor, its officers, agents, employees, directors, shareholders, partners, mortgagees and their respective successors and assigns from any liability of any nature on account of loss, damage or injuries to buildings, structures, improvements, personal property or to Grantees or any owner, occupants or other person who enters upon any portion of the Property as a result of any past, present or future soil, surface and/or subsurface conditions, known or unknown (including, without limitation, sinkholes, underground mines, tunnels and limestone formations and deposits) under or upon the Property or any property surrounding, adjacent to or in close proximity with the Property which may be owned by Grantor.

TO HAVE AND TO HOLD, unto 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.

IN WITNESS WHEREOF, the undersigned Grantor, LAKE HEATHER DEVELOPMENT CO., INC., has executed this instrument as of the day and year first above written.

LAKE HEATHER DEVELOPMENT CO., INC.,
an Alabama corporation

By: Charles Givianpour
Its Charles Givianpour PRESIDENT

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Charles Givianpour, whose name as President of LAKE HEATHER DEVELOPMENT CO., INC., an Alabama corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal this the 29th day of December, 19 92.

[NOTARIAL SEAL] Notary Public

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES 3-5-95
My Commission Expires: 3-5-95

- 0 - of the consideration recited above, Inst # 1993-00012 from a mortgage loan closed simultaneously herewith.

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08:30 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002, NCB 144.00