

This Instrument Prepared By:  
Ferris S. Ritchey, III  
1910 28th Avenue South  
Birmingham, Alabama 35209

Send Tax Notice to:  
Danny N. Griffin  
2444 Lancaster Circle  
Birmingham, AL 35242

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY )

That in consideration of Forty-eight Thousand and no/100 (\$48,000.00) Dollars, and other good and valuable considerations, to the undersigned, MARK A. GUZZO and wife, MELANY R. GUZZO, (herein referred to as GRANTORS), in hand paid by DANNY N. GRIFFIN and wife, RENEE B. GRIFFIN, (herein referred to as GRANTEES), the receipt whereof is hereby acknowledged, GRANTORS do hereby grant, bargain, sell and convey unto 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:

Lot 3, according to Altadena Woods, Fourth Sector, as recorded in Map Book 10, Page 62, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to the following:

1. General and special taxes or assessments for 1994 and subsequent years not yet due and payable.
2. Prior reservations and conveyances, if any, of all oil, gas and mineral rights.
3. Easements and restrictions of record.
4. Building setback line of 35 feet reserved from Lancaster Circle as shown by plat.

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 we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs, executors, administrators and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs, executors, administrators and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 25<sup>th</sup> day of March, 1994.

  
MARK A. GUZZO

  
MELANY R. GUZZO

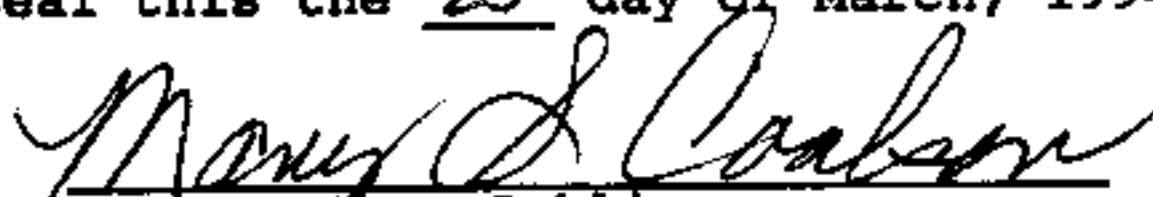
STATE OF ALABAMA )

ACKNOWLEDGMENT

JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MARK A. GUZZO and wife, MELANY R. GUZZO, whose name 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 the 25<sup>th</sup> day of March, 1994.

  
Notary Public

My Commission Expires: 6/7/96

Inst # 1994-11111

04/06/1994-11111  
08:06 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 56.50

Inst # 1994-11111