

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

Send Tax Notice to:
Mark A. Guzzo
2424 Maury Drive
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 Two Hundred Twenty Thousand and no/100 (\$220,000.00) Dollars, and other good and valuable considerations, to the undersigned, CHARLES E. MEADS, JR. and wife, CHARLOTTE I. MEADS, (herein referred to as GRANTORS), in hand paid by MARK A. GUZZO and wife, MELANY R. GUZZO, (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 37, 2nd Sector, according to the Survey of Altadena Woods, 2nd and 5th Sector, as recorded in Map Book 10, Page 54, in the Probate Office of Shelby County, Alabama and in Map Book 151, Page 25, in the Probate Office of Jefferson County, Alabama; being situated in Shelby County, Alabama.

Subject to the following:

1. General and special taxes or assessments for 1994, not yet due and payable.
2. Prior reservations and conveyances, if any, of all oil, gas and mineral rights.
3. Easements, restrictions and right(s)-of-way(s) of record.
4. Building setback line of 35 feet reserved from Maury Drive as shown by plat.
5. Agreement with Alabama Power Company as to underground cables recorded in Real 117 page 611 and Real 140 page 725 and covenants pertaining thereto recorded in Real 117 page 614 in Probate Office.
6. Release of damages as set out in instrument recorded in Real 105 page 376 in Probate Office.

(\$205,000.00 OF THE CONSIDERATION SET OUT ABOVE IS EVIDENCED BY A MORTGAGE FILED SIMULTANEOUSLY HERewith.)

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 7th day of April, 1994.

Inst # 1994-12050

Charles E. Meads, Jr.
CHARLES E. MEADS, JR.

Charlotte I. Meads
CHARLOTTE I. MEADS

STATE OF ALABAMA
11135 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
JEFFERSON COUNTY SNA 23.50

ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CHARLES E. MEADS, JR. and wife, CHARLOTTE I. MEADS, 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 the 7th day of April, 1994.

Mary A. Carlson
Notary Public

My Commission Expires: 6/7/96

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