

**SEND TAX NOTICE TO:**

(Name) Sam A. Giambrone  
Elaine Giambrone  
 (Address) 5332 Woodford Dr.  
Birmingham, AL 35243  
10-1-11-0-005-022

This instrument was prepared by

(Name) Stewart, Davis & Humphrey, P.C.  
3800 Colonnade Parkway, Suite 650  
 (Address) Birmingham, AL 35243  
 Form TITLE 5200 1-84  
 WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - THE TITLE GROUP INCORPORATED

STATE OF ALABAMA }  
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Hundred Seventy Four Thousand and 00/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Laura J. Trammel & husband, James Preston Trammel

(herein referred to as grantors) do grant, bargain, sell and convey unto  
Sam A. Giambrone and Elaine Giambrone

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in  
Shelby

County, Alabama to-wit:

Lot 52, Block 2, according to the amended Map of Woodford, as  
 recorded in Map Book 8, Page 51 A, B, C and D, in the Probate  
 Office of Shelby County, Alabama.

Subject to:

Advalorem taxes for the year 1994 which are a lien but are not due and payable  
 until October 1, 1994.  
 Existing easements, restrictions, set-back lines, limitations, of record.

\$203,000.00 of the consideration was paid from the proceeds of a mortgage  
 loan closed simultaneously herewith.

Inst # 1994-21362

07/06/1994-21362  
 03:35 PM CERTIFIED  
 SHELBY COUNTY JUDGE OF PROBATE  
 001 MCD 69.50

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being  
 the intention of the parties to this conveyance, that (unless the joint-tenancy hereby created is severed or terminated during the joint lives of  
 the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and  
 if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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, we have hereunto set our hand(s) and seal(s), this 30th  
day of June, 19 94.

WITNESS:

\_\_\_\_\_  
 (Seal)  
 \_\_\_\_\_  
 (Seal)  
 \_\_\_\_\_  
 (Seal)

Laura J. Trammel (Seal)  
Laura J. Trammel  
James Preston Trammel (Seal)  
James Preston Trammel (Seal)

STATE OF ALABAMA }  
Jefferson COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State,  
 hereby certify that Laura J. Trammel and husband James Preston Trammel  
 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 30th day of June, A. D., 19 94

MY COMMISSION EXPIRES JANUARY 24, 1998

Notary Public.

1994-21362