

This instrument was prepared by
(Name) Clayton T. Sweeney
(Address) 2700 Hwy 280E, Suite 290E
Birmingham, AL 35223

Send Tax Notice To: Sam A. Culotta, Jr.
Lori G. Culotta
name
3748 KESWICK CIR.
address B'HAM AL 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Seven Thousand and No/100's DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we,

Larry R. House and wife, Linda H. House
(herein referred to as grantors) do grant, bargain, sell and convey unto
Sam A. Culotta, Jr. and Lori G. Culotta

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

Shelby County, Alabama to-wit:

Lots 95 and 95-A, according to the Survey of Meadow Brook Highlands, an Eddleman Community, as recorded in Map Book 14, Pages 21 A & B in the Probate Office of Shelby County, Alabama.

Subject to:

Ad valorem taxes for 1994 and subsequent years not yet due and payable until October 1, 1994.

Existing covenants and restrictions, easements, building lines and limitations of record.

Inst # 1994-28772

09/21/1994-28772
12:46 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 115.50


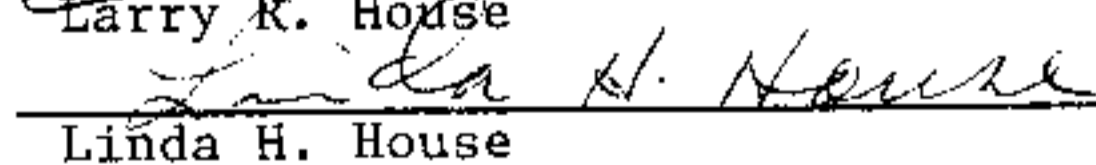
TO HAVE AND TO HOLD Unto the said GRANTEEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in 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 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 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 GRANTEEES, 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 9th day of September, 1994.

WITNESS:

_____(Seal)
_____(Seal)
_____(Seal)


Larry R. House (Seal)

Linda H. House (Seal)
_____(Seal)

STATE OF ALABAMA

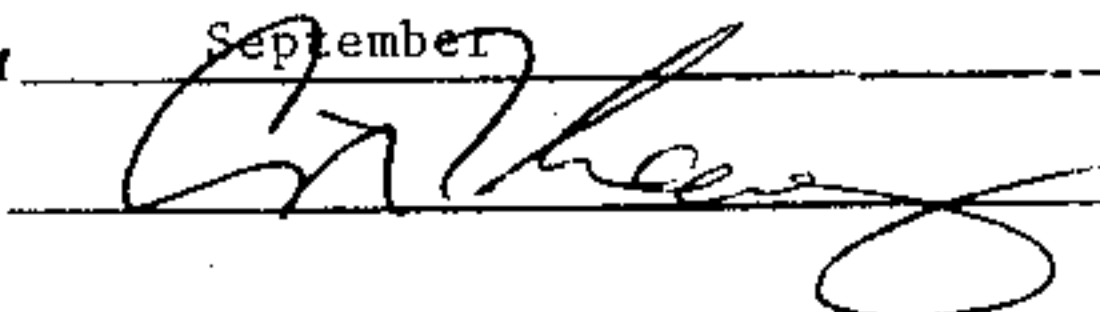
Jefferson COUNTY

General Acknowledgment

Clayton T. Sweeney, a Notary Public in and for said County, in said State, hereby certify that Larry R. House and Linda H. House 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 9th day of September, A. D., 1994

My commission expires: 5/29/95


Notary Public.

CLAYTON T. SWEENEY, ATTORNEY AT LAW

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