

This instrument was prepared by:  
Clayton T. Sweeney, Attorney  
2700 Hwy. 280E, Suite 290E  
Birmingham, AL 35223

SEND TAX NOTICE TO:  
Gordon N. Zane, Jr.  
Virginia W. Zane  
2956 Brook Highland Drive  
Birmingham, AL 35242

STATE OF ALABAMA}  
COUNTY OF SHELBY}

Warranty Deed/ITWROS

Inst # 1995-04804

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TWO HUNDRED SIXTY THOUSAND AND NO/100'S (\$260,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of whereof is acknowledged, we, CHARLES H. GIORLANDO and wife, MARY ANN GIORLANDO, (herein referred to as grantors) do grant, bargain, sell, and convey unto GORDON N. ZANE, JR. AND VIRGINIA W. ZANE (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama:

Lot 1001, according to the Map and Survey of Brook Highland, 10th Sector - 1st Phase, as recorded in Map Book 17, Page 108, in the Probate Office of Shelby County, Alabama.

Subject to:  
Ad valorem taxes for 1995 and subsequent years not yet due and payable until October 1, 1995. Existing covenants and restrictions, easements, building lines, and limitations of record.

\$234,000.00 of the purchase price was paid from a mortgage loan closed simultaneously herewith.

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 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, and that I/we will and my/our heirs, executors, and administrators shall warrant and defend the same to the said GRANTEES, their heirs executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereto set our hands and seals, this the 31st day of January, 1995.

  
CHARLES H. GIORLANDO

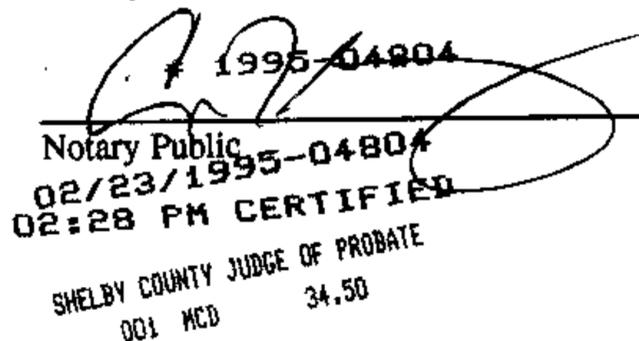
  
MARY ANN GIORLANDO

CLAYTON T. SWEENEY, ATTORNEY AT LAW

STATE OF ALABAMA}  
JEFFERSON COUNTY}

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that CHARLES H. GIORLANDO and MARY ANN GIORLANDO, 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 31st day of January, 1995.

  
Notary Public  
02/23/1995-04804  
02:28 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 34.50

My Commission Expires: 5/29/95