

STATE OF ALABAMA)
)
SHELBY COUNTY)

SEND TAX NOTICE TO:

Patrick M. Lozito Catherine J. Lozito
329 Willow Glen Court
Montevallo, AL 35115

Inst # 1997-06822

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **Ninety One Thousand and no Dollars (\$91,000.00)**, to the undersigned grantors, **Larry D. Martin, and wife, Debra H. Martin**, (herein referred to as **GRANTORS**) in hand paid by the grantees herein, the receipt and sufficiency of which is hereby acknowledged by said **GRANTORS**, do by these presents, **GRANT, BARGAIN, SELL AND CONVEY** to, **Patrick M. Lozito and Catherine J. Lozito** (herein referred to as **GRANTEES**) for and during their joint lives and upon the death of either of them, then to the survivor in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 10, in Block 3, according to the Survey of Willow Glen, Second Sector, as recorded in Map Book 8, Page 102, in the Probate Office of Shelby County, Alabama.

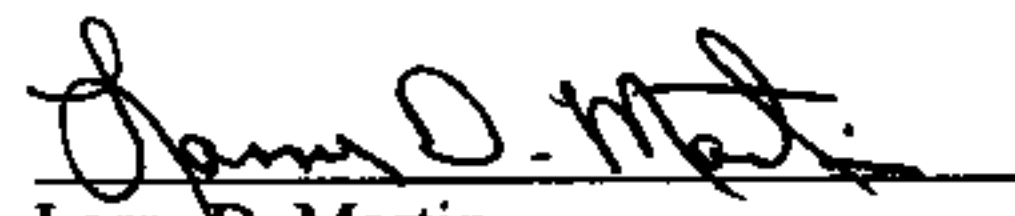
Mineral and mining rights excepted.

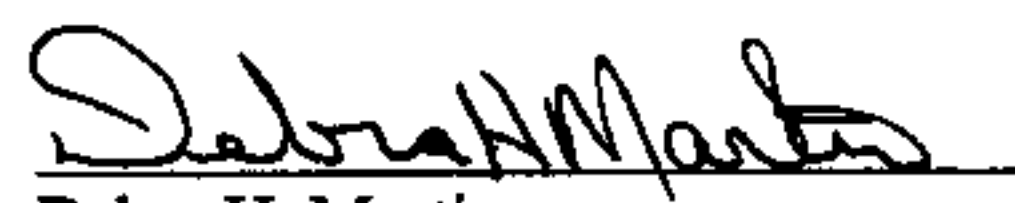
This conveyance is subject to all easements, rights-of-way and restrictions of record.

TO HAVE AND TO HOLD, To the said **GRANTEES**, in fee simple forever, for and during their joint lives and upon the death of either of them, then to the survivor in fee simple, and to the heirs of such survivor forever, together with every contingent remainder and right of reversion.

The **GRANTORS** do for themselves, their heirs and assigns, covenant with **GRANTEES**, their heirs, and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs and assigns, warrant and defend the same to the said **GRANTEES**, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have hereto set their signatures and seals, this the 3rd day of March, 1997.

 (L.S.)
Larry D. Martin

 (L.S.)
Debra H. Martin

Inst # 1997-06822

03/05/1997-06822
10:30 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SNA 102.00

STATE OF ALABAMA)
)
SHELBY COUNTY)

ACKNOWLEDGMENT

Before me, a Notary Public in and for said County and State, personally appeared, Larry D. Martin, and wife, Debra H. Martin, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being fully informed of the contents of this conveyance, they executed the same voluntarily, on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, on this the 3rd day of March, 1997.


Notary Public

Commission Expires: 4/28/97

THIS INSTRUMENT PREPARED BY:

Alan Stabler
Attorney at Law
1200 4th Ave N
Birmingham, Alabama 35203

Inst # 1997-06822

**03/05/1997-06822
10:30 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SNA 102.00**