

This Instrument Was Prepared By:  
**Dickerson Morse & Yost, P. C.**  
1920 Valleydale Road  
Birmingham, Alabama 35244

Send Tax Notice to:  
Christopher J. Michael  
5215 Calle De Costa Rica  
Sarasota, Florida 34242

STATE OF ALABAMA  
COUNTY OF SHELBY

**WARRANTY DEED, JOINTLY FOR LIFE**  
**WITH REMAINDER TO SURVIVOR**

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of **Seventy Six Thousand and 00/100 Dollars (\$76,000.00)** to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, **Gregory Alan Lanzi and Vicki E. Lanzi, husband and wife** (hereinafter referred to as GRANTORS), do hereby grant, bargain, sell and convey unto **Christopher J. Michael and Kathryn J. Michael, husband and wife** (hereinafter referred to as 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 the County of Shelby and State of Alabama, to-wit:

Unit 1107, Building 11, in The Gables, a Condominium, a condominium located in Shelby County, Alabama, as established by Declaration of Condominium and By-Laws thereto as recorded in Real Volume 10, Page 177 and amended in Real Volume 27, Page 733, Real Volume 50, Page 327, Real Volume 50, page 340 and re-recorded in Real 50, Page 942, Real 165, page 578, and amended in Real 59, Page 19 and further amended by Corporate Volume 30, Page 407 and in Real 96, Page 855 and Real 97, Page 937 and By-Laws as shown in Real Volume 27, page 733 and then amended in Real Volume 50, Page 325, further amended by Real 189, Page 222 together with an undivided interest in the common elements, as set forth in the aforesaid mentioned Declaration, said Unit being more particularly described in the floor plans and architectural drawings of The Gables Condominium as recorded in Map Book 9, Page 41 through 44 and amended in Map Book 9, Page 135, Map Book 10, Page 49 and further amended by Map Book 12, Page 50 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Note: \$68,400.00 of the above purchase price is in the form of a mortgage in favor of Southtrust Mortgage Corporation, executed and recorded simultaneously herewith.

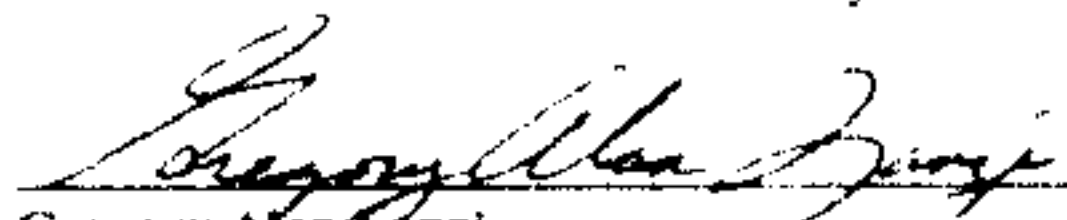
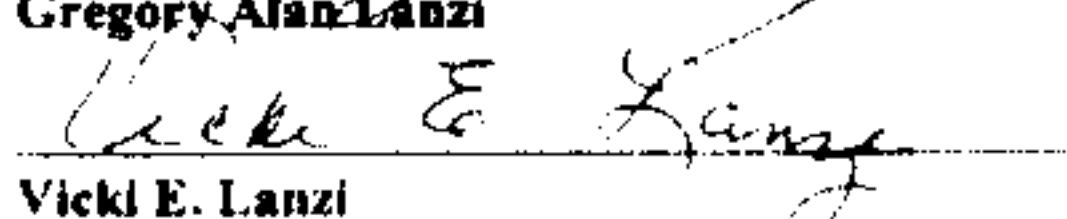
This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

TO HAVE AND TO HOLD the same 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, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And said GRANTORS do for themselves, their successors and assigns covenant with the said GRANTEES, their heirs and assigns, that GRANTORS are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof, that GRANTORS have a good right to sell and convey the same as aforesaid; that GRANTORS will and their heirs and assigns 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 hands and seals on this the 5th day of March, 1999

  
\_\_\_\_\_  
Gregory Alan Lanzi  
  
\_\_\_\_\_  
Vicki E. Lanzi

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that **Gregory Alan Lanzi and Vicki E. Lanzi, husband and wife**, 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 5th day of March, 1999.

  
\_\_\_\_\_  
G. Wray Morse, Notary Public

My Commission Expires: 9/10/2000

03/10/1999-10021  
09:59 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
JMS 16.50

10021 1999 0310