

WARRANTY DEED

This Instrument Was Prepared By:

Frank K. Bynum, Esquire
#17 Office Park Circle
Birmingham, Alabama 35223

SEND TAX NOTICE TO:

Lynn Lozito
2420 Chuchura Road
Birmingham, AL 35244

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED TEN THOUSAND AND NO/100 DOLLARS (\$210,000.00), to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **MATTHEW S. DAVIS AND WIFE, MICHELLE R. DAVIS**, (herein referred to as Grantors) do grant, bargain, sell and convey unto **LYNN LOZITO AND PATRICK LOZITO** (herein referred to as Grantees), as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of SHELBY, to-wit:

Initial

MD *RL*

All that part of Lot 13, according to the survey of Indian Valley Ranchettes, as recorded in Map Book 5, page 77 in the Office of the Judge of Probate of Shelby County, Alabama more particularly described as follows:

Begin at the Northeast corner of Lot 13 of the Indian Valley Ranchettes Subdivision as recorded in the Probate Office of Shelby County, Alabama in Map Book 5, page 77 and go Northwesterly along the North boundary of said Lot 13 for 538.35 feet; thence at an angle of 90° 07' 32" to the left go 126.00 feet; thence at an angle of 58° 41' 00" to the left go 97.37 feet; thence at an angle of 99° 52' 00" to the right go 88.73 feet; thence at an angle of 19° 00' 00" to the right go 127.61 feet; thence at an angle of 100° 30' 00" to the left go 43.15 feet; thence at an angle of 64° 21' 20" to the left go 383.92 feet; thence at an angle of 13° 28' 30" to the right go 68.51 feet; thence at an angle of 19° 59' 13" to the right go 61.74 feet to the South boundary of said Lot 13; thence at an angle of 33° 27' 48" to the left go 71.86 feet to the Southeast corner of said Lot 13, said point being on a curve to the right on the Western boundary of Chuchura Road, said curve having a central angle of 96° 14' 46" and a radius of 50.00 feet; thence Northeasterly along said curve for 83.99 feet to the beginning of a curve to the left, said curve having a central angle of 62° 10' 24" and a radius of 25.00 feet; thence Northeasterly along said curve for 27.13 feet to the point of beginning.

Mineral and mining rights excepted.

10/25/2000-37065

10:20 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

To be known as:

002 MMB 56.00

Lot 13A, according to a resurvey of Lots 12 and 13 of the Indian Valley Ranchettes Subdivision

Subject to existing easements, restrictions, set back lines, right of ways, limitations, if any, of record.

\$168,000.00 of the purchase price recited above 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 we do for ourselves and for our heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and my heirs, executors and administrators shall, warrant and defend the same to the said Grantees, their heirs, and assigned forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seal, this 20th day of October, 2000.

Matthew S. Davis
MATTHEW S. DAVIS

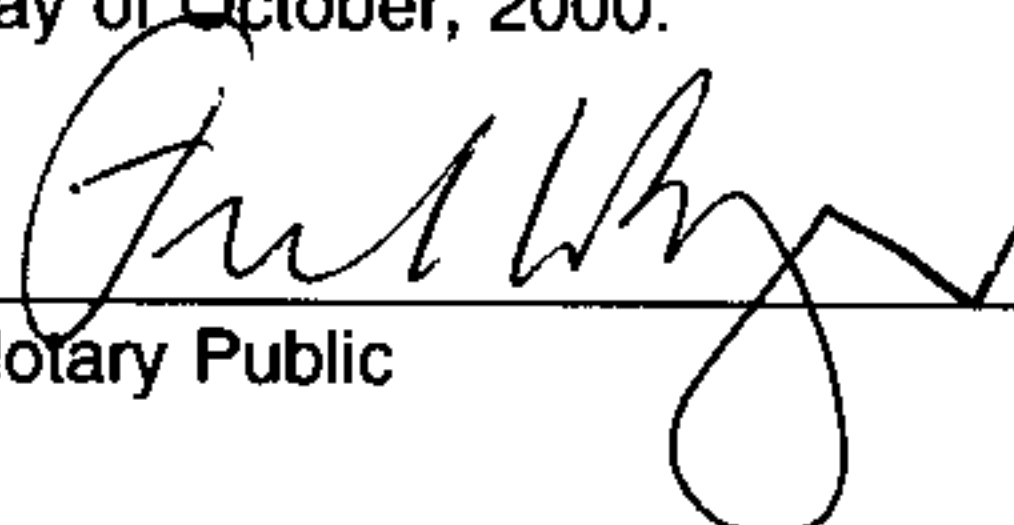
Michelle R. Davis
MICHELLE R. DAVIS

Inst # 2000-37065

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **MATTHEW S. DAVIS AND WIFE, MICHELLE R. DAVIS** 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 20th day of October, 2000.



Notary Public

My Commission Expires: 11/20/2000

Inst # 2000-37065

10/25/2000-37065
10:20 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MMB 56.00