

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

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STATE OF ALABAMA)
COUNTY OF SHELBY)

SEND TAX NOTICE TO:

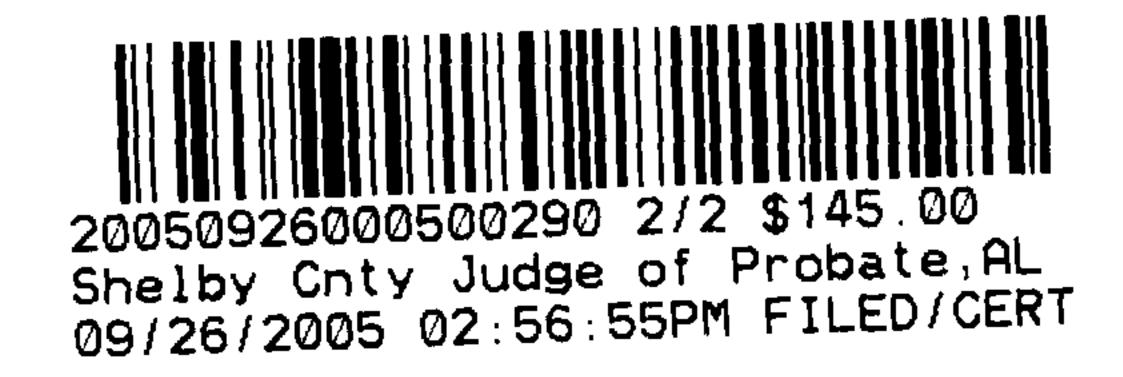
DAVID T. ZAVATTI 2000 WOODSORREL DRIVE BIRMINGHAM, AL 35244

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP WARRANTY DEED

Know All Men by These Presents: That in consideration of TWO HUNDRED SIXTY THOUSAND DOLLARS and 00/100 (\$260,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, COLIN ATKINS GLENN, AN UNMARRIED MAN (herein referred to as GRANTORS) do grant, bargain, sell and convey unto DAVID T. ZAVATTI and KATHLEEN A. ZAVATTI, HUSBAND AND WIFE AND JOYCE M. ZAVATTI, AN UNMARRIED WOMAN (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 13-A, ACCORDING TO THE RESURVEY OF LOTS 12, 13 AND 39, RIVERCHASE WEST, AS RECORDED IN MAP BOOK 6, PAGE 103, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

- 1. TAXES FOR THE YEAR 2004, A LIEN, BUT NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2005.
- 2. RESTRICTIONS APPEARING OF RECORD IN MISCELLANEOUS VOLUME 14, PAGE 460; MISCELLANEOUS VOLUME 14, PAGE 536; MISCELLANEOUS VOLUME 15, PAGE 189; MISCELLANEOUS VOLUME 17, PAGE 550; MISCELLANEOUS VOLUME 15, PAGE 702; MISCELLANEOUS VOLUME 34, PAGE 549 AND MISCELLANEOUS VOLUME 19, PAGE 633, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
- 3. EASEMENT TO ALABAMA POWER COMPANY, AS RECORDED IN VOLUME 131, PAGE 389; VOLUME 133, PAGE 291; VOLUME 136, PAGE 31; VOLUME 101, PAGE 500; VOLUME 101, PAGE 569;L VOLUME 295, PAGE 168;MISCELLANEOUS VOLUME 14, PAGE 644 AND VOLUME 299, PAGE 485, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
- 4. EASEMENT TO SOUTH CENTRAL BELL, AS RECORDED IN VOLUME 300, PAGE 254, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
- 5. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES, IMMUNITIES AND RELEASE OF DAMAGES RELATING THERETO, AS RECORDED IN BOOK 127, PAGE 140 AND BOOK 339, PAGE 532, (JEFFERSON COUNTY).



- 6. AGREEMENT WITH ALABAMA POWER COMPANY FOR UNDERGROUND RESIDENTIAL DISTRIBUTION, AS RECORDED IN MISCELLANEOUS BOOK 14, PAGE 644
- 7. TERMS, AGREEMENTS AND RIGHT OF WAY TO ALABAMA POWER COMPANY AS RECORDED IN MISCELLANEOUS BOOK 14, PAGE 460 AND MISCELLANEOUS BOOK 15, PAGE 702.

\$130,000.00 of the consideration herein was derived from a mortgage 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 the said GRANTEES, his, her, or 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 GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, COLIN ATKINS GLENN, AN UNMARRIED MAN, have hereunto set his, her or their signature(s) and seal(s), this the 20th day of September, 2005.

COLIN ATKINS GLENN

STATE OF ALABAMA)
COUNTY OF SHELBY)

Shelby County, AL 09/26/2005 State of Alabama

Deed Tax: \$130.00

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that COLIN ATKINS GLENN, AN UNMARRIED MAN, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 20th day of September, 2005.

Notary Public

mmission expires 7 (1)

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