

SEND TAX NOTICE TO: SAM J. GUARINO AND VICTORIA A. GUARINO
105 WINTERHAVEN CIRCLE
ALABASTER, ALABAMA 35007

WARRANTY DEED

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

**STATE OF ALABAMA:
COUNTY OF SHELBY:**



20060706000323300 1/1 \$42.00
Shelby Cnty Judge of Probate, AL
07/06/2006 12:40:07PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of \$125,750.00

and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein,
the receipt whereof, is hereby acknowledged I/we, **JAMES L. GLASS and LYNDIA H. HUSBAND**
AND WIFE, (herein referred to as GRANTOR(S), do hereby GRANT, BARGAIN, SELL and CONVEY unto **SAM J.**
GUARINO and VICTORIA A. GUARINO, HUSBAND AND WIFE, (herein referred to as GRANTEE(S) 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:

LOT 9, BLOCK 5, ACCORDING TO THE MAP AND SURVEY OF BERMUDA HILLS, SECOND SECTOR,
FIRST ADDITION, AS RECORDED IN MAP BOOK 7, PAGE 16, IN THE PROBATE OFFICE OF SHELBY
COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

**\$95,000.00 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THAT
MORTGAGE CLOSED SIMULTANEOUSLY HEREWITH.**

Shelby County, AL 07/06/2006
State of Alabama

Deed Tax: \$31.00

Subject to easements, restrictive covenants and ad valorem taxes of record.

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

And I(we) do for myself(ourselves) and for my(our) heirs, executors, and administrators covenant with the said
GRANTEEES, their heirs and assigns, that I am(we are) lawfully seized in fee simple of said premises; that they are free
from all encumbrances, that I (we) have a good right to sell and convey the same to the said GRANTEEES, their heirs and
assigns forever, against the lawful claims of all persons, except as to the hereinabove restrictive covenants, conditions,
easements and ad valorem taxes of record and do hereby WARRANT AND WILL FOREVER DEFEND the title to said
property and the possession thereof.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 30th day of June, 2006.

James L. Glass (L.S.)
JAMES L. GLASS

Lynda H. Glass (L.S.)
LYNDA H. GLASS

THE STATE OF ALABAMA:
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said State hereby certify that JAMES L. GLASS and LYNDA H. GLASS, 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/they executed the same voluntarily on the day the same bears date.

Given under my hand official seal this 30th day of June, 2006.

John C. Clegg
Notary Public
My commission exp. 6-30-06

Prepared by:

Prepared by:
CHRISTOPHER P. MOSELEY
MOSELEY & ASSOCIATES, P.C.
2871 ACTON ROAD, SUITE 101
BIRMINGHAM, AL 35243