

(Name).....Donald L. Newsom
(Address).....Corretti, Newsom, Rogers, May & Calton
529 Frank Nelson Building
Birmingham, Alabama, 35203
Form 1-1-6 Rev. 1-66
WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

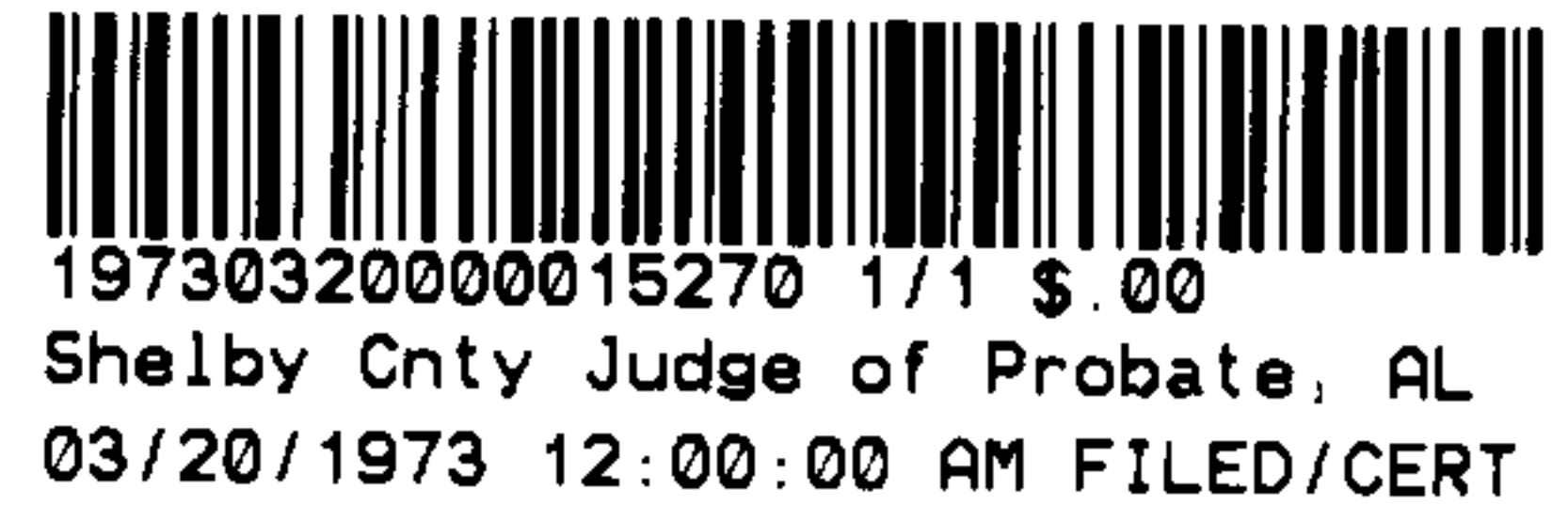
That in consideration of Twenty three thousand, five hundred and No/100 --- DOLLARS
and the assumption of the hereinafter described mortgage

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Gary W. December and wife, Cynthia December

(herein referred to as grantors) do grant, bargain, sell and convey unto

Vincent J. Costanza and wife, Bessie A. Costanza

(herein 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 Shelby County, Alabama to-wit:



Lot 10, in Block 2, according to the Survey of First Addition
to Indian Hills, Second Sector, as recorded in Map Book 5,
page 7, in the Office of the Judge of Probate of Shelby County,
Alabama.

Subject to ad valorem taxes for tax year 1973;
Subject to restrictive covenants and conditions in Deed Book 247, page 323;
Subject to 40 foot building set back line from Burning Tree Drive;
Subject to 10 foot utility easement across north side of lot as shown on map;
Subject to agreement relating to Water System in Deed Book 229, page 109 and
229 page 112;
Subject to transmission line permit to Alabama Power Company in Deed Book 179
page 380 and transmission line permits to Alabama Power Company and Southern
Bell Telephone & Telegraph Company in Deed Book 238, page 385 and 239 page 536;
Subject to that certain mortgage executed by Gary W. December and wife, Cynthia
December, to City Federal Savings and Loan Association, recorded in Mortgage
Book 301, page 159, in aforesaid Probate Office, which said mortgage the grantees
herein expressly agree to assume and to pay according to its terms and conditions.

BOOK 279 PAGE 262

TO HAVE AND TO HOLD to the said 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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES,
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, their heirs and assigns forever,
against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 23rd
day of February, 1973

WITNESS:

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA }
JEFFERSON COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Gary N. December and wife, Cynthia December
whose name s 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 23rd day of February, A. D., 1973

Bessie R. Jones
Notary Public.

My Comm. Expires 4, 1974