

(Name) DANIEL M. SPITLER
 Attorney at Law
 (Address) 108 Chandalar Drive
Pelham, Alabama 35124

This Form furnished by:

Cahaba Title, Inc.

Highway 31 South at Valleydale Road
 P. O. Box 689
 Pelham, Alabama 35124



Policy Issuing Agent for
 Safeco Title Insurance Co.
 TELEPHONE: 988-5600

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of -----FIFTY EIGHT THOUSAND TWO HUNDRED FIFTY AND NO/100 DOLLARS (\$58,250.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

JOSEPH MICHAEL MUSSATO and wife, DARCEY RYAN MUSSATO,

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

LARRY B. SHAW, a single man,

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 93, except the Northerly 0.9 feet thereof, according to the Survey of Cahaba Manor Town Homes, as recorded in Map Book 6, Page 105, in the Office of the Judge of Probate of Shelby County, Alabama. Situated in Shelby County, Alabama.

SUBJECT TO:

A five foot easement along east side of subject property as shown by recorded plat for public utilities, sanitary sewers, storm ditches and storm sewers.

Agreement with regards to underground residential utility distribution with Alabama Power Company, as recorded in Misc. Volume 19, Page 266, in the Probate Office of Shelby County, Alabama.

Restrictions in favor of Alabama Power Company as recorded in Misc. Volume 19, Page 269, in said Probate Office.

Restrictions as recorded in Misc. Volume 21, Page 96, in the said Probate Office.

Sewer covenants as recorded in Misc. Volume 21, Page 100, in the said Probate Office.

Right of Way to Pelham Sewer Fund, Inc. as recorded in Volume 306, Page 946, in the said Probate Office.

Right of Way to Alabama Power Company as recorded in Volume 311, Page 689, in the said Probate Office.

\$55,300.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 29th day of June, 1984.

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTRUMENT WAS FILED

1984 JUL 10 AM 8:48

See Mtg 451-870

Thomas P. Chandler, Jr.

JUDGE OF PROBATE

(SEAL)

Joseph Michael Mussato

(SEAL)

Joseph Michael Mussato

(SEAL)

Darcey Ryan Mussato

(SEAL)

Darcey Ryan Mussato

(SEAL)

(SEAL)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned,
 in said State, hereby certify that

Joseph Michael Mussato and wife, Darcey Ryan Mussato,

a Notary Public in and for said County,

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 29th day of

June

[Signature]
 Notary Public

My Commission Expires: January 25, 1986

BOOK 357 PAGE 65