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Cahaba Title, Inc.
 Highway 31 South at Valleydale Rd., P.O. Box 689
 Pelham, Alabama 35124
 Phone (205) 988-5600
 Policy Issuing Agent for
 SAFECO Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

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

That in consideration of -----TWENTY-FIVE THOUSAND AND NO/100 (\$25,000.00)----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
 DARYL R. MESSINA and wife, CAROL B. MESSINA,
 (herein referred to as grantors) do grant, bargain, sell and convey unto
 JOSEPH MICHAEL MUSSATO and wife, DARCEY RYAN MUSSATO,

(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 124, according to the survey of Chandalar South, Second Sector, as recorded in
 Map Book 6, Page 12, in the Office of the Judge of Probate of Shelby County,
 Alabama.

And as further consideration the Grantee herein expressly assumes and promises to
 pay that certain mortgage to Mortgage Associates, Inc., dated September 17, 1975 and
 recorded in Mortgage Book 348, Page 889, and which mortgage was assigned to
 Churchill Mortgage Company as shown by instrument recorded in Misc. Book 44,
 Page 531, in the Probate Office of Shelby County, Alabama, according to the terms
 and conditions of said mortgage and the indebtedness thereby secured.

SUBJECT TO:

Building setback line of 40 feet reserved from Chandafern Drive as shown by plat.
 Public utility easements as shown by recorded plat, including 10 foot easement on
 Southwesterly side.
 Restrictions, covenants and conditions as set out in instrument recorded in Misc.
 Book 7, Page 260, in the Probate Office of Shelby County, Alabama.
 Transmission Line Permit to Alabama Power Company as shown by instrument recorded in
 Deed Book 285, page 489, Deed Book 278, page 477 and Deed Book 264, page 28 in
 Probate Office.
 Agreement with Alabama Power Company as to underground cables recorded in Misc.
 Book 7, Page 591 and covenants pertaining thereto recorded in Misc. Book 7, Page 392
 in Probate Office.

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 2th
 day of August, 1984

WITNESS:

STATE OF ALA. SHELBY CO.
 I CERTIFY THIS
 INSTRUMENT WAS FILED
 1984 AUG 13 AM 10:28

(Seal) Daryl R. Messina
 (Seal) Carol B. Messina
 (Seal)

STATE OF ALABAMA }
 SHELBY COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
 hereby certify that Daryl R. Messina and wife, Carol B. Messina,
 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 2th day of August, A. D. 1984