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Cahaba Title, Inc.

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 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 --THIRTY-TWO THOUSAND, THREE HUNDRED AND NO/100 (\$32,300.00)----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
 PHILLIP R. MANN, an unmarried man, and MARY W. MANN, an unmarried woman,

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

GUS V. COSTELLOS and wife, BONNIE C. COSTELLOS,

(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:

A portion of the East half of the Northeast quarter of Section 10, Township 21 South, Range 1 East more particularly described as follows: Begin at the Northeast corner of Section 10, Township 21 South, Range 1 East and run Southerly along the East side of the said Section for 676.07 feet to the point of beginning. Then continue Southerly along the East side of the said Section for 258.72 feet to a point on the West 80 foot right-of-way of Shelby County Road No. 9 (said right-of-way being a circular curve concave Southeasterly and having a radius of 1950.35 feet). Then turn an angle to the chord of said curved Section of said right-of-way of 7 degrees 30 minutes 43 seconds to the right and run 500.13 feet along said chord. Then turn and angle from the said chord of 7 degrees 21 minutes 59 seconds to the left and run Southerly along the West 80 foot right-of-way of said County Road No. 9 for 1239.86 feet to a point on the South side of the Southeast quarter of the Northeast quarter of said Section 10, then turn an angle of 90 degrees 36 minutes 36 seconds to the right and run Westerly along said quarter-quarter line for 1276.41 feet to the Southwest corner of the said quarter-quarter, thence turn an angle of 89 degrees 22 minutes 06 seconds to the right and run Northerly along the West side of the East half of the Northeast quarter for 1947.34 feet, then turn an angle of 88 degrees 26 minutes 27 seconds to the right and run Easterly along a fence for 325.28 feet, then turn an angle of 00 degrees 11 minutes 17 seconds to the right and run Easterly for 1015.67 feet back to the point of beginning. Less and except any portion sold to Coy L. House and Betty J. House as shown by Volume 306, Page 591, dated July 11, 1977 and recorded July 12, 1977. Situated in Shelby County, Alabama.

SUBJECT TO:

Subject to mining and mineral rights if not owned by Grantors.

Right of Way to Shelby County, Alabama, recorded in Volume 224, Page 794, in the Probate Office of Shelby County, Alabama.

Less and except any part of subject property which lies within the right-of-way of any road.

The property herein conveyed does not constitute the homestead of either of the Grantors herein.

And as further consideration the Grantee herein expressly assumes and promises to pay that certain mortgage to Federal Land Bank of New Orleans, as recorded in Volume 380, Page 657, in the Probate Office of Shelby County, Alabama, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

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 22nd day of January, 1985.

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTRUMENT TO BE

(Seal)

Phillip R. Mann

Phillip R. Mann

(Seal)

Mary W. Mann

Mary W. Mann

(Seal)

(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 Phillip R. Mann, an unmarried man, and Mary W. Mann, an unmarried woman, whose names 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 22nd day of January, 1985.