

Prepared without benefit of survey. Attorney makes no certification as to legal description.

Send Tax Notice To:
Jake A. Costa

This instrument was prepared by:
JAMES W. FUHRMEISTER
Griffin, Allison, May, Alvis & Fuhrmeister
P. O. Box 380275
Birmingham, AL 35238

Warranty Deed

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

THAT IN CONSIDERATION OF Twenty Five Thousand Dollars and no/100 Dollars (\$25000.00) to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Michael Mabry and wife, Kim Mabry**, (herein referred to as Grantors, whether one or more) do grant, bargain, sell and convey unto **Jake A. Costa, an unmarried man**, (herein referred to as Grantees, whether one or more) in fee simple together with every contingent remainder and right of reversion, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

See Attached Exhibit A.

Minerals and mining rights excepted.

Subject to existing easements, restrictions, set-back lines, rights of ways, limitations, if any, of record.

NOTE: This property does not constitute the homestead of the grantors.

TO HAVE AND TO HOLD unto the said Grantee its heirs and assigns, forever in fee simple forever, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that I will and my 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.

Inst # 1995-33558

11/21/1995-33558
02:32 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 39.50

Inst # 1995-33558

IN WITNESS WHEREOF, we (I) have hereunto set our hand(s) and seal, this 15 th day of November, 1995.

WITNESS:

Michael Mabry
Michael Mabry

Kim Mabry
Kim Mabry

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Michael Mabry and Kim Mabry whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this the 15 day of November, 1995.

Kimberly A. Melton
Notary Public
My commission expires: 3-1-99

EXHIBIT A

A part of Lot 2, according to the decree and map in Case 2994 in the Circuit Court of Shelby County, Alabama, in equity, style of case being Howard, et al vs. Harrison, et al, which said decree and map is recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Deed Book 138, page 555 and 556, which part of said Lot 2 being further described as follows:

Begin at the Northeast corner of Section 1, Township 21 South, Range 5 West, and run thence West along the North boundary of said Section 1, 237.5 feet to the point of beginning of the tract herein described; thence continue last described course in a Westerly direction a distance of 412.5 feet to the Northwest corner of said Lot 2; thence run South along the West line of said Lot 2 a distance of 621.78 feet, more or less, to a point on the North right-of-way line of South Shades Crest Road; thence turn left an angle of 96 degrees 50 minutes in a Northeasterly direction and along the said right-of-way of road a distance of 415 feet; thence run North and parallel with the West line of said Lot 2 a distance of 571.89 feet, more or less, to the point of beginning.

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