

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:
B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
PELHAM, AL. 35124

Send tax notice to:
Sean Cost and Kelly A. Cost
416 - 13th Street NW
Alabaster, Alabama 35007

STATE OF ALABAMA COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **One hundred eighteen thousand and no/100 (\$118,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Gregory L. Mullins and Michelle L. Mullins, husband and wife** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Sean Cost and Kelly A. Cost** (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

See Exhibit "A" Legal Description attached hereto and made a part hereof.

Mineral and mining rights excepted.

\$106,200.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

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

To Have and to Hold to the said grantee, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and, if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 10th day of May, 2002.

Witness



Gregory L. Mullins (Seal)

Witness

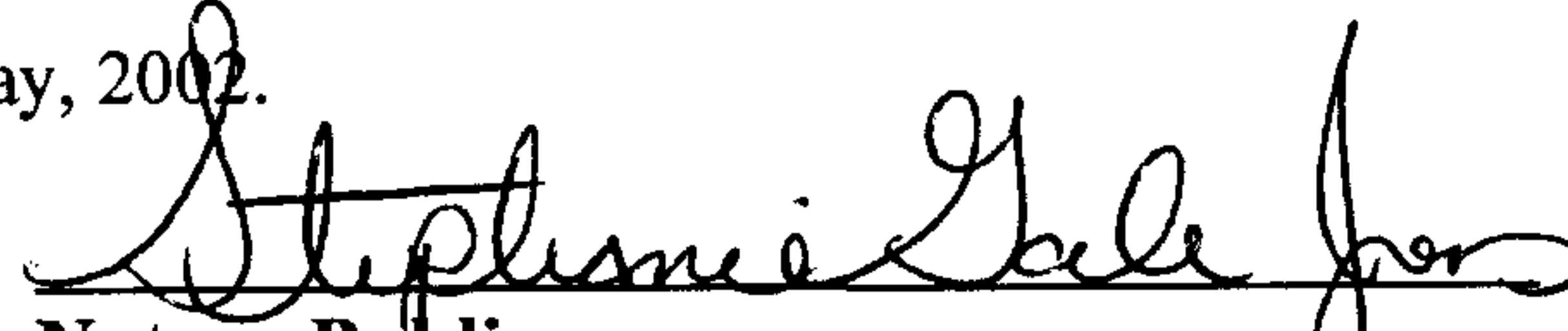


Michelle L. Mullins (Seal)

STATE OF ALABAMA COUNTY OF SHELBY

I, **B. CHRISTOPHER BATTLES**, a Notary Public in and for said County, in said State, hereby certify that **Gregory L. Mullins and Michelle L. Mullins, husband and wife**, 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of May, 2002.



Notary Public
My Commission Expires: 02-25-05

EXHIBIT "A" LEGAL DESCRIPTION

Commence at the Northwest corner of the Southeast quarter of the Southeast quarter of Section 34, Township 20 South, Range 3 West and run in an Easterly direction along the Northerly line of said quarter-quarter section for a distance of 401.37 feet; thence 37 degrees 07 minutes to the right in a Southeasterly direction for a distance of 528.17 feet to the point of beginning; thence 86 degrees 04 minutes 20 seconds to the right in a Southwesterly direction a distance of 62.41 feet; thence 71 degrees 47 minutes to the right in a Northwesterly direction a distance of 162.25 feet to a point on the Southeasterly lien of 13th Street NW; thence 106 degrees 34 minutes to the right in a Northeasterly direction and along said Southeasterly line of 13th Street NW a distance of 100.00 feet; thence 63 degrees 21 minutes to the right in a Southeasterly direction a distance of 133.06 feet; thence 79 degrees 52 minutes to the right in a Southerly direction a distance of 64.80 feet to the point of beginning.