


SEND TAX NOTICE TO: JOHN C. LANDMAN, JR. AND LANITA H. LANDMAN
397 MEADOWLAKE LANE
CHELSEA, ALABAMA 35043

WARRANTY DEED

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA:
COUNTY OF SHELBY:


20030507000283170 Pg 1/2 75.50
Shelby Cnty Judge of Probate, AL
05/07/2003 12:01:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of \$245,000.00 and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged I/we, **STEVEN A. HOSS and KAREN POWERS- HOSS, HUSBAND AND WIFE** (herein referred to as GRANTOR(S), do hereby GRANT, BARGAIN, SELL and CONVEY unto **JOHN C. LANDMAN, JR. and LANITA H. LANDMAN**, (herein referred to as GRANTEE(S) 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 the **County of SHELBY, and State of Alabama**, to-wit:

SEE EXHIBIT 'A' ATTACHED HERETO

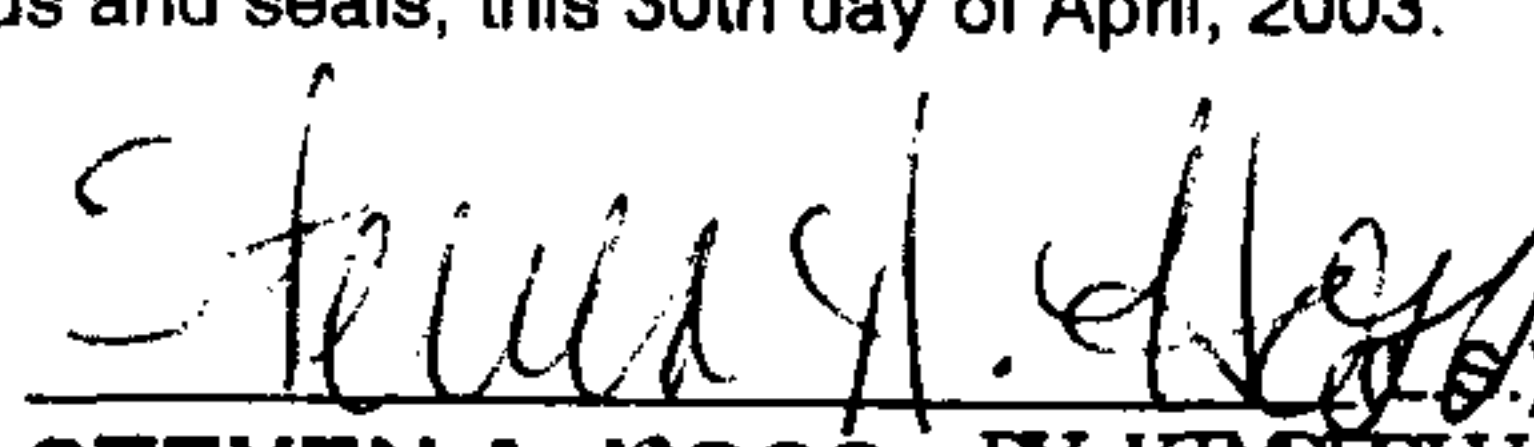
\$183,750.00 of the above consideration was paid from the proceeds of that mortgage closed simultaneously herewith.

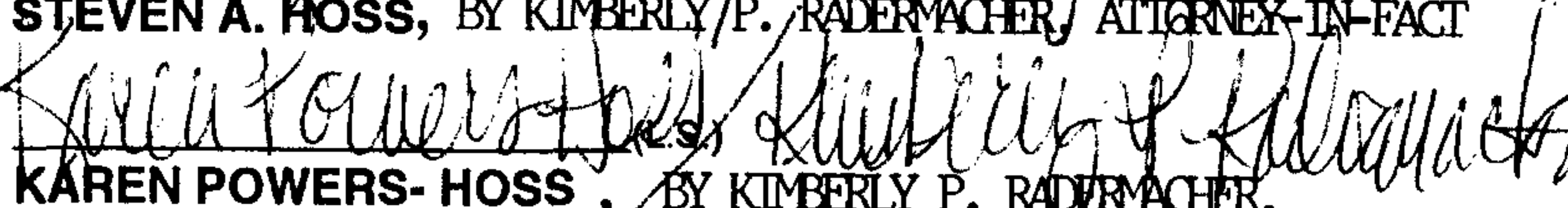
Subject to easements, restrictive covenants and ad valorem taxes of record.

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 their 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, that I (we) have a good right to sell and convey the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record and do hereby WARRANT AND WILL FOREVER DEFEND the title to said property and the possession thereof.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 30th day of April, 2003.

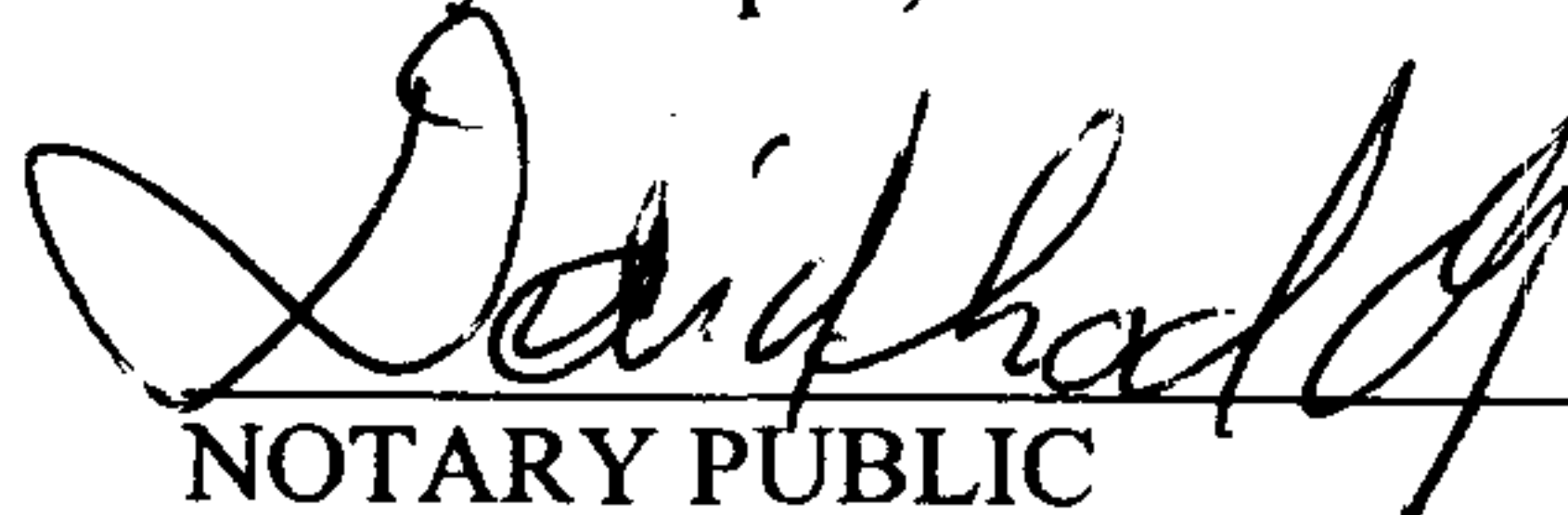

STEVEN A. HOSS, BY **KIMBERLY P. RADERMACHER**, ATTORNEY-IN-FACT


KAREN POWERS- HOSS , BY **KIMBERLY P. RADERMACHER**,
ATTORNEY-IN-FACT

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Steven A. Hoss and Karen Powers-Hoss by Kimberly P. Radermacher, as Attorney-in-Fact, are signed to the foregoing conveyance and who is/are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, she in her capacity as Attorney-in-Fact for Steven A. Hoss and Karen Powers-Hoss and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of April, 2003.


NOTARY PUBLIC

MY COMMISSION EXPIRES:

DAVID S. SNODDY
MY COMMISSION EXPIRES 6/18/06

THIS INSTRUMENT PREPARED BY:
MOSELEY & ASSOCIATES, P.C.
3800 COLONNADE PARKWAY, SUITE 630
BIRMINGHAM, ALABAMA 35243

EXHIBIT "A"

20030507000283170 Pg 2/2 75.50
Shelby Cnty Judge of Probate, AL
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Commence at the SE corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 34, Township 19 South, Range 1 West; thence run North along the East line of said Quarter-Quarter Section a distance of 200.00 feet to a point on the North line of the old Chelsea-Columbiana gravel road, and to the point of beginning; thence continue North along the East line of said Quarter-Quarter Section a distance of 649.30 feet; thence turn an angle of 84 deg. 11 min. to the left and run a distance of 283.80 feet; thence turn an angle of 1 deg. 00 min. to the left and run a distance of 166.80 feet to the East right of way line of County Highway 47; thence turn an angle of 94 deg. 24 min. to the left and run along said right of way a chord distance of 277.84 feet to the North line of the old Chelsea-Columbiana dirt road; thence turn an angle of 42 deg. 36 min. to the left and run along said dirt road a distance of 181.00 feet; thence turn an angle of 13 deg. 11 min. to the left and run along said dirt road a distance of 204.50 feet; thence turn an angle of 10 deg. 55 min. to the right and run along said dirt road a distance of 229.60 feet to the point of beginning. Situated in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 34, Township 19 South, Range 1 West, Shelby County, Alabama.

LESS AND EXCEPT:

Commence at the Southeast corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 34, Township 19 South, Range 1 West; thence run North along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 849.30 feet; thence turn a deflection angle of 84 deg. 11 min. 00 sec. to the left and run a distance of 224.17 feet to the point of beginning; thence continue in the same direction a distance of 59.63 feet; thence turn a deflection angle of 1 deg. 00 min. 00 sec. to the left and run a distance of 166.80 feet to the East right of way line of Shelby County No. 47; thence turn a deflection angle of 94 deg. 24 min. to the left and run along said Highway right of way a distance of 277.84 feet; thence turn a deflection angle of 42 deg. 36 min. 00 sec. to the left and run along the margin of a gravel road a distance of 54.15 feet; thence turn a deflection angle of 59 deg. 57 min. 41 sec. to the left and run a distance of 165.19 feet; thence turn a deflection angle of 80 deg. 01 min. 31 sec. to the left and run a distance of 75.00 feet; thence turn a deflection angle of 79 deg. 06 min. 19 sec. to the right and run a distance of 70.38 feet; thence turn a deflection angle of 88 deg. 44 min. 15 sec. to the left and run a distance of 176.01 feet to the point of beginning. Situated in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 34, Township 19, Range 1 West, Shelby County, Alabama.