

This instrument was prepared by

(Name) John McGeever
(Address) 2117 Magnolia Avenue, South, Birmingham, Alabama 35205 2309

Form 1-1.5 Rev. 1-66
WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

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

That in consideration of One Dollar (\$1.00) and other good and valuable considerations ~~XXXXXX~~

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, ~~XX~~, I
Robert R. Austin, Jr.

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

Robert R. Austin, Jr. and wife, Nellie K. Austin
(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:

Lots 9 and 10, Block 68, according to J. H. Dunstan's map and
survey of the Town of Calera, as recorded in the Probate Office
of Shelby County, Alabama.

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

BOOK 297 PAGE 33

19760212000010570 1/1 \$.00
Shelby Cnty Judge of Probate, AL
02/12/1976 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1976 FEB 12 AM 10:44
Reed J. H. 50
Judge of Probate

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 ~~(me)~~ do for myself (~~xxxxxx~~) and for my ~~(xxx)~~ heirs, executors, and administrators covenant with the said GRANTEES,
their heirs and assigns, that I am (~~xxxx~~) lawfully seized in fee simple of said premises; that they are free from all encumbrances,
unless otherwise noted above; that I (~~xx~~) have a good right to sell and convey the same as aforesaid; that I (~~xx~~) will and my ~~(xxx)~~
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, I have hereunto set my hand(s) and seal(s), this
day of December, 1975

WITNESS:
_____(Seal) Robert R. Austin, Jr. (Seal)
_____(Seal) _____ (Seal)
_____(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 Robert R. Austin, Jr.
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 he executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this _____ day of December, A. D., 1975
Ina S. Crewson
Notary Public.