

This instrument prepared by:

Name: Dora Ellen P. Phillips

Address: P.O. Box 416, Pelham, Ala. 35124

LAND TITLE COMPANY OF ALABAMA
BIRMINGHAM, ALABAMA

3357

WARRANTY DEED, JOINT GRANTEES WITH SURVIVORSHIP

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Six Thousand Four Hundred Ninety Two & No/100 ----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Carlos H. Johnson and wife, Frances E. Johnson
Fred L. McDaniel and wife, Eleanor W. McDaniel
(herein referred to as grantors) do grant, bargain, sell and convey unto

John E. Austin and wife, Mary Fay 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:

Legal description attached

BOOK 297 PAGE 635



19760319000023650 1/2 \$.00
Shelby Cnty Judge of Probate, AL
03/19/1976 01:00:00 AM FILED/CERT

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 17th day of March, 19 76.

WITNESS:

Carlos H. Johnson (Seal)
Frances E. Johnson (Seal)

(Seal)

Fred L. McDaniel (Seal)
Eleanor W. McDaniel (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 Carlos H. Johnson and wife, Frances E. Johnson, Fred L. McDaniel and wife, Eleanor W. McDaniel 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 17th day of March A. D. 19 76

Dora Ellen P. Phillips
Notary Public.

Scale: 1" = 100'

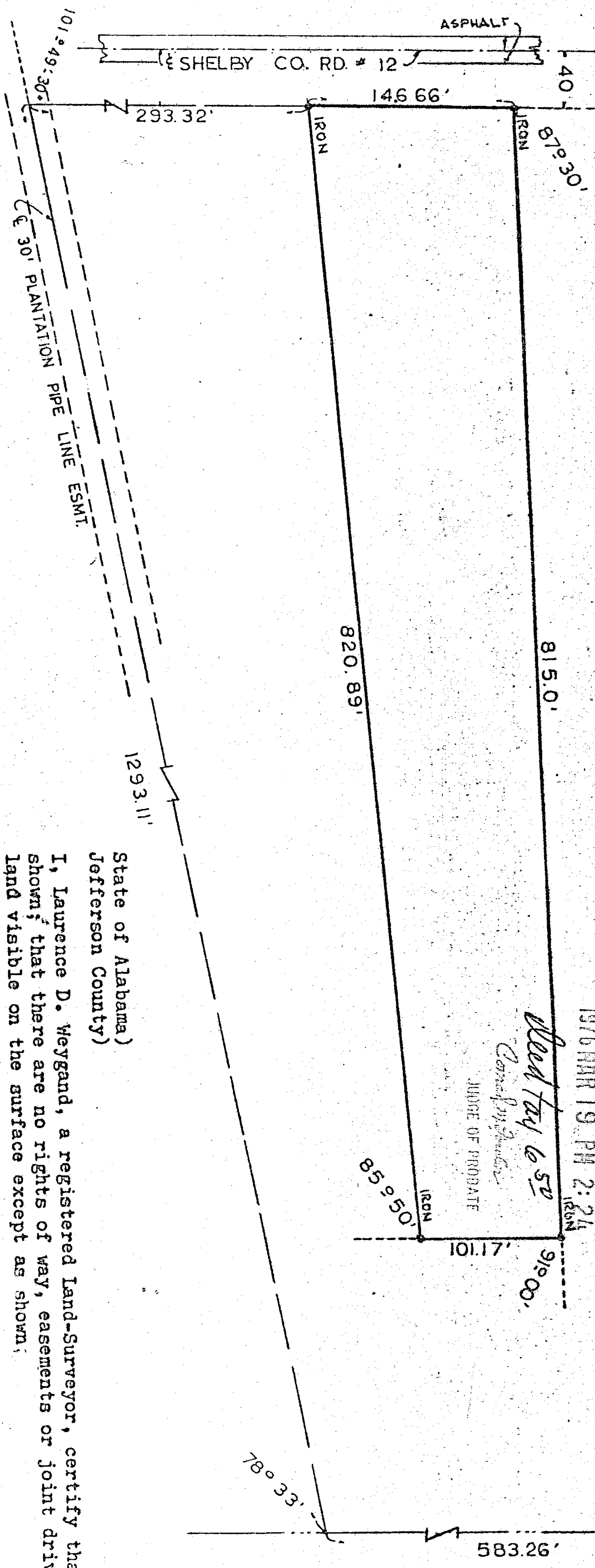
STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

SE CORNER OF
NW 1/4 OF NW 1/4
23 - 21.5. - 3 W.
SHELBY CO.

1976 MAR 19 PM 2:24

JUDGE OF PROBATE

Deed to 652
Conceded by Judge



State of Alabama)
Jefferson County)

I, Laurence D. Weygand, a registered Land-Surveyor, certify that I have surveyed the land shown; that there are no rights of way, easements or joint driveways over or across said land visible on the surface except as shown;

that I have consulted the Federal Insurance Administration Flood Hazard Boundary map and found that there is no flood information available at this time for this area, and that the correct description is as follows: Part of the NW 1/4 of NW 1/4 of Section 23, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: From the southeast corner of said 1/4-1/4 section, run in a westerly direction along the south line of said 1/4-1/4 section for a distance of 583.26 feet, thence turn an angle to the right of 78°-33' and run in a northwesterly direction for a distance of 1293.11 feet, more or less, to the intersection of the centerline of a 30' Plantation Pipe Line easement and the south right-of-way line of Shelby County Highway #12, thence turn an angle to the right of 101°-49'-30" and run in an easterly direction along said south right-of-way line of Shelby County Highway #12 for a distance of 293.32 feet to the point of beginning, thence continue along last mentioned course for a distance of 146.66 feet, thence turn an angle to the right of 87°-30' and run in a southeasterly direction for a distance of 815.00 feet, thence turn an angle to the right of 91°-00' and run in a westerly direction for a distance of 101.17 feet, thence turn an angle to the right of 85°-50' and run in a northwesterly direction for a distance of 820.89 feet, more or less, to the point of beginning, containing 2.32 acres more or less.

According to my survey of MARCH 12, 1976

Order No. 400000-6

930 JMD 2008

Laurence D. Weygand
Laurence D. Weygand, Reg. #10573

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