

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 Other Considerations and One and no/100 (\$1.00)-----DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Allen James Austin and wife, Imogene Austin

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

Rex Austin and wife, Ruby E. 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:

The North half of Lot No. 3 of Owens Addition to the Town of Columbiana, Alabama, as the same appears of record in the Frobate Office of Shelby County, Alabama, in Map Book 3 at page 76. Said North half is 75 feet wide North and South and 225 feet wide East and West and it fronts on Collins Street on the West side for a distance of 75 feet, being the same property heretofore conveyed by the Grantees to the Grantors on June 17, 1953.

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 5th day of June, 1964.

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 8 AM
6-5-1964
RECORDED & \$ MTG. TAX
& \$ S~~TA~~LED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Allen James Austin (Seal)
Imogene Austin (Seal)

STATE OF ALABAMA
SHELBY

COUNTY

JUDGE OF PROBATE

General Acknowledgment

I, Oliver P. Head, a Notary Public in and for said County, in said State, hereby certify that Allen James Austin and wife, Imogene Austin 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 the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of June, A. D., 1964.

Notary Public.

BOOK 230 PAGE 510