

This instrument was prepared by

(Name) Karl C. Harrison

(Address) Columbiana, Alabama

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 Six Thousand and Five Hundred and no/100 ----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Julius Barrett and wife, Lucille Barrett

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

Robert R. Austin and Mary Sue 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:

Lot No. 65 and a strip of land 6 feet and 3 inches wide off of the South side of Lot 66, all according to N. B. Dare's Survey and Map of the Town of Calera, Alabama, fronting 62 feet and 6 inches on West margin of Montgomery Avenue, sometimes known as Twelfth Street, and running back in a Westerly direction of uniform width a distance of 150 feet, and being also known as Lot no. 1 and the South 6 feet and 3 inches of Lot 2, in Block 45, according to J. H. Dunstan's survey and Map of the Town of Calera, Alabama, and being further described as commencing at the point of intersection of the West line of Montgomery Avenue, or Twelfth Street, with the North line of Ninth Avenue, (Dunstan's), and run thence West 150 feet; thence North 62.5 feet; thence East 150 feet to West margin of the Montgomery Avenue, thence South 62.5 feet to point of beginning.

The grantors, also, quit claim and convey all of their interest to that tract of land commencing at the Southeast corner of the above described tract of land, and run thence South 15 feet; run thence West parallel with Lot No. 65, 150 feet; thence North 15 feet; thence East 150 feet; thence South 15 feet to the point of beginning.

STAFF OF THE STATE OF ALABAMA
RECORDS & DEEDS DIVISION
RECEIVED
MAR 14 1970
U.C.C. FILED
REC. NO. 2 PAGE 15 SHOWN
JULIUS BARRETT
LUCILLE BARRETT

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 10th day of March, 1970

WITNESS:

(Seal)

(Seal)

(Seal)

Julius Barrett (Seal)

Lucille Barrett (Seal)

(Seal)

General Acknowledgment

STATE OF ALABAMA
Shelby COUNTY

Martha B. Joiner, a Notary Public in and for said County, in said State, hereby certify that Julius Barrett and wife, Lucille Barrett, 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 10th day of March, A. D., 1970

Martha B. Joiner
Notary Public.

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