

This instrument was prepared by

(Name) HEAD AND HEAD, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA

Form 1-1-6 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 Four Thousand Two Hundred Fifty and No/100 (\$4,250.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Bessie M. Mussey, a widow, and Bessie M. Mussey, as Executrix of the Last Will and Testament of Howard Eugene Mussey, deceased (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:

Lot No. 25 of Sector Two, Brookstone Subdivision, according to map or plat recorded in Map Book 5 at page 14, Office of Judge of Probate of Shelby County, Alabama.

Subject to restrictive covenants recorded in Deed Book 249 pages 924-926 and Deed Book 251 page 930, Office of Judge of Probate of Shelby County, Alabama, and subject also to building setback line and transmission line permits 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 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, I have hereunto set my hand(s) and seal(s), this 15th day of April, 1970.

WITNESS:

(Seal) x Bessie M. Mussey (Seal)
(Seal) x Bessie M. Mussey Exec (Seal)
(Seal) (Seal)

STATE OF ALABAMA }
JEFFERSON COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Bessie M. Mussey, a widow, 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of April, A. D., 1970.

J. B. Davis
Notary Public.

(see over for additional acknowledgment)

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BOOK 263 PAGE

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned in and for said County in said State, hereby certify that Bessie M. Mussey, whose name as Executrix of the Last Will and Testament of Howard Eugene Mussey, deceased, 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, she, in her capacity as such Executrix, executed the same voluntarily on the day the same bears date.

Given under my hand this the 15th day of April, 1970.

J. B. Davis
Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1970 AUG 17 PM 3:18
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Concepcion
JUDGE OF PROBATE

RETURN TO

E. R. Hurland
424 11th St. S.W.
Atlanta 25011
TO

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

THIS FORM FROM
LAWYERS TITLE INSURANCE CORP.
Title Insurance
BIRMINGHAM, ALA.