This instrument was prepared by 8790

(Name) Dale Corley, Attorney-at-Law

(Address) City Federal Building, Birmingham, Alabama

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR – AMERICAN TITLE INS. CO., Birmingham, Alabama

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

See Mtg 349-812

That in consideration of FIFTY-EIGHT THOUSAND-FIVE HUNDRED AND NO/100---($58,500.00)------DOLLARS

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

Jerry M. Caffee, and wife, Gloria Faye Caffee, and Aubrey A. Byrd, and wife, Gloria G. Byr

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

Leo L. Augustine and Theodasia Augustine

(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 12, Block 3, according to the map and survey of Gross' Addition to Altadena South, Second Phase of First Sector, as recorded in Map Book 6, Page 17, in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

Situated in Shelby County, Alabama.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1975 OCT 24 AM 10:00
Filed Rec 33.50
JUDGE OF PROBATE

1975102400059510 1/1 $.00
Shelby Cnty Judge of Probate,AL
10/24/1975 12:00:00AM FILED/CERT

$25,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith delivery of this deed.

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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 (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 22nd day of October, 1975.

~~WITNESS~~:

Jerry M. Caffee (Seal)

(Seal)

(Seal)

Gloria G. Byrd (Seal)

Aubrey A Byrd (Seal)

Gloria Faye Caffee (Seal)

STATE OF ALABAMA
Jefferson COUNTY }

General Acknowledgment

I, Catherine L. Sanders, a Notary Public in and for said County, in said State, hereby certify that Jerry M. Caffee, and wife, Gloria Faye Caffee, and Aubrey A. Byrd and wife, Gloria G. Byrd, 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 22nd day of October A. D., 1975

Catherine L. Sanders
Notary Public.