

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD AND FOWLER, ATTORNEYS AT LAW
(Address) COLUMBIANA, ALABAMA 752

Form 1-15 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 other valuable consideration and Ten and No/100 (\$10.00) DOLLARS

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

Brown Evans, an unmarried man

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

Allen James Austin and wife, Imogene W. 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:

Commence at the Southwest corner of the East Half of the NE¼ of the SE¼, Section 15, Township 21 South, Range 1 East; thence run North along the West line of the East Half of the NE¼ of the SE¼ a distance of 20.00 feet to the point of beginning; thence continue in the same direction a distance of 357.00 feet; thence turn an angle of 90 deg. 46 min. 44 sec. to the right and run a distance of 612.40 feet to a point on the West line of Shelby County Highway No. 9 right of way; thence turn an angle of 89 deg. 04 min. 53 sec. to the right and run along said highway right of way a distance of 357.01 feet to a point 20.00 feet North of the South line of the East Half of the NE¼ of the SE¼ of said Section 15; thence turn an angle of 90 deg. 55 min. 07 sec. to the right and run a distance of 613.27 feet to the point of beginning. Situated in the East Half of the NE¼ of the SE¼, Section 15, Township 21 South, Range 1 East, Huntsville Meridian, Shelby County, Alabama, according to survey of Frank W. Wheeler, Registered Land Surveyor, dated November 21, 1975.

Subject to easements and rights of way of record, and subject to purchase money mortgage in the amount of \$5,000.00.

19751204000067770 1/1 \$.00
Shelby Cnty Judge of Probate, AL
12/04/1975 12:00:00AM 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, I have hereunto set my hand(s) and seal(s), this 25th day of November, 1975

WITNESS:

STATE OF ALA. SHELBY CO. (Seal) Brown Evans (Seal)
I CERTIFY THIS (Seal)
INSTRUMENT WAS FILED (Seal)
5 DEC -4 AM 9:25
Head of 50
Carla J. 12/3/75
JUDGE OF PROBATE (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 Brown Evans, an unmarried man

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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of November, A. D., 1975

Mary D. Thompson
Notary Public.

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