

This instrument prepared by:

Name: Dora Ellen P. Phillips

Address: P.O. Box 416, Pelham, Ala. 35124
LAND TITLE COMPANY OF ALABAMA
BIRMINGHAM, ALABAMA

3357

WARRANTY DEED, JOINT GRANTEEES WITH SURVIVORSHIP

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Six Thousand Four Hundred Ninety Two & No/100 ----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we,
Carlos H. Johnson and wife, Frances E. Johnson
Fred L. McDaniel and wife, Eleanor W. McDaniel
(herein referred to as grantors) do grant, bargain, sell and convey unto

John E. Austin and wife, Mary Fay Austin

(herein referred to as GRANTEEES) 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:

Legal description attached



19760319000023670 1/2 \$.00
Shelby Cnty Judge of Probate, AL
03/19/1976 01:00:00 AM FILED/CERT

TO HAVE AND TO HOLD to the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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 17th day of March, 1976.

WITNESS.

Carlos H. Johnson (Seal)
Frances E. Johnson (Seal)

(Seal)

Fred L. McDaniel (Seal)
Eleanor W. McDaniel (Seal)

(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 Carlos H. Johnson and wife, Frances E. Johnson, Fred L. McDaniel and wife, Eleanor W. McDaniel 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 17th day of March, A. D. 1976.

Dora Ellen P. Phillips
Notary Public.

BOOK 297 PAGE 635

According to my survey of MARCH 12, 1976
Order No. 40000-6

PAGE 736 BOOK 036

Laurence D. Weyand
Laurence D. Weyand, REG. #10373