

This instrument was prepared by

(Name) W. L. Longshore, Jr., Attorney-at-Law

(Address) 423 Frank Nelson Building, Birmingham, Alabama 35203

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty Two Thousand and No/100 DOLLARS

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

Larry Joe Ausborn and wife, R. Christine Ausborn,
(herein referred to as grantors) do grant, bargain, sell and convey unto
Gadis C. Justice and Rosie Sue Justice

(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 a found iron corner which marks the SW corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 11, T 18 S, R 1 E, Shelby County, Alabama; thence run Northerly along the West line of said section and $\frac{1}{4}$ - $\frac{1}{4}$ for 184.89' to an iron pin found; thence right 86°55'53" in an Easterly direction for 632.62' to an iron pin found on the West R.O.W. of Alabama Highway No. 25; thence right 98°54' 45" in a Southerly direction on a cherd along the West R.O.W. of said highway for 195.20' to an iron found; thence right 81°51'26" in a Westerly direction along the South line of the aforementioned $\frac{1}{4}$ - $\frac{1}{4}$ for 612.33' to an iron found and the Point of Beginning of the parcel herein described; said parcel contains 2.70 acres, more or less, and lies entirely in the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 11, T 18 S, R 1 E, Shelby County, Alabama.

19780112000004950 1/1 \$.00
Shelby Cnty Judge of Probate, AL
01/12/1978 12:00:00AM FILED/CERT

\$14,000.00 of the purchase price recited above was paid from a mortgage loan closing simultaneously herewith.

The property recited above is subject to the following: 1. AdValorem Taxes in the year 1978, which said taxes are not due and payable until October 1, 1978. 2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as reserved in deed from the Alabama State Land Company, to S.J. Walker dated May 29, 1911 and recorded in Deed Book 55, Page 486, in the Probate Office of Shelby County, Alabama. 3. Right-of-way for the Leeds-Vincent Highway.

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 January, 1978.

WITNESS:

STATE OF ALA. SHELBY CO. (Seal)
I CERTIFY THIS
INSTRUMENT WAS FILED
1978 JAN 12 AM 9:26 (Seal)
JUDGE OF PROBATE (Seal)

Larry Joe Ausborn (Seal)
Larry Joe Ausborn
R. Christine Ausborn (Seal)
R. Christine Ausborn
(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 Larry Joe Ausborn and wife, R. Christine Ausborn, 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 January, A. D. 1978

PUBLIC
STATE OF ALABAMA
Notary Public
Lester Federal