

This instrument was prepared by

(Name) William H. Halbrooks 951

1933 Montgomery Highway

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF Jefferson

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty-Nine Thousand Nine Hundred Seventy-One and 03/100 (\$39,971.03) Dollars and the assumption of the hereinafter recited mortgage

to the undersigned grantor, Merrill Lynch Relocation Management, Inc. a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Danny M. Austin and wife, SHEILA H. 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;

19800327000036550 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
03/27/1980 00:00:00 FILED/CERTIFIED

Lot 32, according to the survey of Chandalar South, First Sector, as recorded in Map Book 5, Page 106, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements and restrictions of record.

The Grantees herein agree to assume and pay that certain mortgage to Jefferson Federal Savings & Loan Association as recorded in Volume 335, Page 709 in the Probate Office of Shelby County, Alabama.

\$24,000.00

of the purchase price recited above was paid from a mortgage loan closed simultaneously with delivery of this deed.

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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 24th day of March 1980

ATTEST:

MERRILL LYNCH RELOCATION MANAGEMENT, INC.

STATE OF Georgia
COUNTY OF Fulton

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

By ASSISTANT SECRETARY
Dec 16.00
L 50
1.00
18.50

1980 MAR 27 AM 9:45

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that whose name as President of Merrill Lynch Relocation Management, Inc. a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 25th day of February 1980

Return to: Robert L. Shields, III
1900 Crestwood Blvd.
B'ham, Al. 35210

Notary Public, Georgia
My Commission Expires