

This instrument was prepared by

(Name) Robert L. Austin, Attorney *660*

(Address) 165 West Valley Avenue, Suite 106, Birmingham, Alabama 35209

Form 1-15 Rev. 1-68

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }  
Jefferson COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five thousand and No/100 Dollars (\$5,000.00) and the assumption of that certain mortgage to Jefferson Federal Savings and Loan Association recorded in Book 389 Page 960 in the office of Judge of Probate, Shelby County, Alabama to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged,

I, Shirley J. Burnett, a single woman

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

Robert L. Austin and wife, Geraldine 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:

Commence at the Northwest corner of the S 1/2 of the SE 1/4 of the NW 1/4 of Section 18, Township 20 South, Range 2 West, Shelby County, Alabama; thence easterly along the north line of said S 1/2 of SE 1/4 of NW 1/4 a distance of 281.06 feet to a point on the east right of way line of the FUNGO HOLLOW ROAD; thence turn an angle of 102 deg. 32 min. right and run southwesterly along said right of way line 334.24 feet to the point of beginning of the property being described; thence continue along last described course 100.0 feet to a point; thence turn an angle of 102 deg. 38 min. left and run 153.72 feet to a point; thence 77 deg. 22 min. left 100.0 feet to a point; thence turn an angle of 102 deg. 38 min. left 153.72 feet to the point of beginning.

BOOK 328 PAGE 545

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Shelby Cnty Judge of Probate, AL  
09/17/1980 00:00:00 FILED/CERTIFIED

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 11<sup>th</sup> day of August, 1980.

WITNESS: *deed tax 5.00*  
STATE OF ALA. SHELBY CO. *Rec 1.50*  
I CERTIFY THIS *Seal 1.00* FILED *7.50*  
1980 SEP 17 PM 12:55  
*Shirley J. Burnett* (Seal)  
*Shirley J. Burnett* (Seal)  
*[Signature]* (Seal)  
JUDGE OF PROBATE (Seal)

STATE OF ALABAMA }  
Jefferson COUNTY }

General Acknowledgment

I, Cora S. Cowen, a Notary Public in and for said County, in said State, hereby certify that Shirley J. Burnett 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11<sup>th</sup> day of August, 1980 A. D.

Robert L. Austin  
Attorney At Law  
Suite 106  
165 West Valley Avenue  
Birmingham, AL 35209

*Cora S. Cowen*  
Notary Public