

This instrument was prepared by

(Name) Robert E. Carter, Attorney

(Address) 7901 1st Ave., So., Suite 104

Birmingham, Alabama 35206

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty Seven Thousand Five Hundred and NO/100 --- (\$27,500.00) DOLLARS

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

Jerry G. Roberts and wife, Linda G. Roberts

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

James R. Ausley and wife, Pamela R. Ausley

(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:

Lot 19, according to the Survey of Portsouth, First Sector, as recorded in Map Book 6, Page 22, in the Probate Office of Shelby County, Alabama.

Subject to all easements, restrictions and right of ways of record.

The Grantees herein agree to assume and pay that certain mortgage heretofore executed by Jerry G. Roberts and wife, Linda G. Roberts to Guaranty Savings & Loan Association, and recorded in Mortgage Book 353, Page 891, in said Probate Office.

\$17,500.00 of the consideration recited above was from the proceeds of a mortgage loan closed simultaneously herewith.

19800918000105440 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
09/18/1980 00:00:00 FILED/CERTIFIED

BOOK 328 PAGE 566

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 15th day of September, 19 80

WITNESS:

STATE OF ALABAMA
JEFFERSON COUNTY
I CERTIFY THAT THIS INSTRUMENT WAS FILED
1980 SEP 18 AM 10:34
See Vol. 405-867
Fees: 10.00
1.50
1.00
12.50
General Acknowledgment

the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jerry G. Roberts and wife, Linda G. Roberts 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 15th day of September, A. D., 19 80