

FRANK K. BYNUM. ATTORNEY

21

3410 INDEPENDENCE DRIVE. BIRMINGHAM. ALABAMA 35209

WARRANTY DEED. JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS.

19810803000084090 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
08/03/1981 00:00:00 FILED/CERTIFIED

That in consideration of NINE THOUSAND AND NO/100-----(\$9,000.00)
AND THE ASSUMPTION OF THE HEREINAFTER DESCRIBED MORTGAGES, DOLLARS
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
James R. Ausley and wife, Pamela R. Ausley
(herein referred to as grantors) do grant, bargain, sell and convey unto
Robert W. Dean and wife, Gretchen B. Dean
(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 Office of the
Judge of Probate of Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations,
if any, of record.

As part of the consideration herein, the grantees agree to assume that certain mortgage
to Guaranty Savings & Loan Association as recorded in Mortgage Book 353, Page 891, and that
certain mortgage to United Virginia Mortgage Corporation as recorded in Mortgage Book 405,
Page 867, in the Office of the Judge of Probate of Shelby County, Alabama.

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BOOK

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 29th
day of July, 19 81 .

WITNESS:

Paid Tax 9.00 DATE OF ALA. SHELBY CO. (Seal)
Doc 1.50 - SHELBY CO. (Seal)
Fees 1.00 - SHELBY CO. FILED (Seal)
11.50 1981 AUG -3 AM 8:54 (Seal)

James R. Ausley (Seal)
Pamela R. Ausley (Seal)

STATE OF ALABAMA
JEFFERSON

COUNTY

General Acknowledgment

I, the undersigned
hereby certify that James R. Ausley and wife, Pamela R. Ausley,
whose name S 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
on the day the same bears date.

Given under my hand and official seal this 29th day of

July A. D., 19 81.

Notary Public.