

This instrument was prepared by:

SEND TAX NOTICE TO:
Adam Austin
3414 Helena Road
Helena, AL 35080

ROBERT O. DRIGGERS, Attorney
1736 Oxmoor Road
Birmingham, AL 35209

WARRANTY DEED, THREE-WAY JOINT TENANCY WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty-four Thousand and 00/100-----Dollars and the assumption of the hereinafter described mortgage to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

ROGER T. LEWIS, unmarried; and FRANCES K. LEWIS, unmarried
(herein referred to as Grantors) do grant, bargain, sell and convey unto

ADAM AUSTIN, JOHNNIE H. AUSTIN, and WANDA D. AUSTIN

(herein referred to as GRANTEES) for and during their joint lives, and upon the death of any of them, then to the survivors of them for and during their joint lives, and upon the death of either one 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 4, according to Valley Dale Estates as recorded in Map Book 4, Page 90 in the Probate Office of Shelby County, Alabama.

This conveyance is subject to the following:

1. Taxes for the year 1983 and thereafter.
2. Transmission line permit to Alabama Power Company as shown by instrument recorded in Deed Book 101, Page 550, Deed Book 197, Page 359 and Deed Book 230, Page 857, in Probate Court.
3. Right of Way granted to Shelby County by instrument recorded in Deed Book 135, Page 366, in Probate Office.

As part of the purchase price and consideration for this deed, the Grantees herein assume and agree to pay the indebtedness secured by that certain mortgage to Guaranty Savings and Loan Association as recorded in Mortgage Book 352, Page 783, in the Probate Office.

TO HAVE AND TO HOLD to the said GRANTEES, for and during their joint lives, and upon the death of any of them, then to the survivors of them for and during their joint lives, and upon the death of either one 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 we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 hands and seals this 31st day of August, 1983.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
Deed TAX 24,000 1983 SEP -1 AM 10:03
Rec 1.30
Jud 1.00
26.50
JUDGE OF PROBATE
Roger T. Lewis
FRANCES K. LEWIS

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ROGER T. LEWIS and FRANCES K. LEWIS, both unmarried, 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 31st day of August, 1983.

My Commission Expires May 11, 1985

Robert O. Driggers