

This instrument was prepared by

(Name) Daniel M. Spitler
Attorney at Law
(Address) 108 Chandalar Drive
Pelham, Alabama 35124



This Form furnished by
Cahaba Title, Inc.
Highway 31 South at Valleydale Rd., P.O. Box 689,
Pelham, Alabama 35124
Phone (205) 988-5600
Policy Issuing Agent for
SAFECO Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of EIGHT THOUSAND AND NO/100 (\$8,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
William A. Singleton and wife, Jeanette Singleton,
(herein referred to as grantors) do grant, bargain, sell and convey unto
Glen C. Austin and wife, Lydia 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:

BOOK 356 PAGE 940

A part of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 1, Township 21 South, Range 1 East described as follows: Commence at the Southwest corner of Section 1, Township 21 South, Range 1 East and run North 75 deg. 27 min. West a distance of 2021.80 feet to a point on the East right of way line of Shelby County Highway No. 61 for point of beginning of the lot herein described, thence turn an angle of 56 deg. 43 min. to the left and run along the East right of way line of said highway a distance of 100 feet; thence turn an angle of 90 deg. to left and run a distance of 183.70 feet; thence turn an angle of 90 deg. to the left and run a distance of 100 feet; thence turn an angle of 90 deg. to the left and run a distance of 183.70 feet to the point of beginning; being situated in Shelby County, Alabama.

And as further consideration the Grantee herein expressly assumes and promises to pay that certain mortgage to Renol Walton and Hilda M. Walton dated March 15, 1978 and recorded in Mortgage Book 375, Page 780, in the Probate Office of Shelby County, Alabama, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

\$4,000 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

SUBJECT TO:
title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.
All easements and rights of ways of record.

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 29th day of June, 1984

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
MEG. 451-659
1984 JUL -3 AM 8:51

Need tax - Res 4.00
2.50
1.00
7.50

William A. Singleton (Seal)
JEANETTE SINGLETON (Seal)

JUDGE (Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William A. Singleton and wife, Jeanette Singleton, whose name 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 29th day of June A. D. 1984

Notary Public