

This instrument was prepared by

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WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventy-Five Thousand and no/100th (\$75,000.00) DOLLARS

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

Ludwick A. Kogoy and wife, Marianne Kogoy

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

Danny M. Austin and wife, Shelia H. Austin

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

Lot 14, Block 2, according to Awtrey & Scott's Addition to Altadena South as recorded in Map Book 5 page 121 and amended by Map Book 5 page 123 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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

\$71,250.00 of the above recited purchase price was paid by a mortgage loan closed simultaneously herewith.

Grantees' Address: 2807 Old Hickory Trail, Birmingham, AL 35244

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

And ~~we~~ (we) do for ~~myself~~ (ourselves) and for ~~my~~ (our) heirs executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (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 16th day of August, 19 84

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

Deed TAX 4.00 (Seal)
Rec 2.50 1984 AUG 20 AM 9:07
Ind 1.00 See 114-454-129 (Seal)
7.50 Thomas P. Henderson, Jr. (Seal)
JUDGE OF PROBATE

Ludwick A. Kogoy (Seal)
Marianne Kogoy (Seal)
LUDWICK A. KOGUY
MARIANNE KOGUY (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 Ludwick A. Kogoy and wife, Marianne Kogoy 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 16th day of August, A. D., 19 84