

This instrument was prepared by

(Name) COURTNEY H. MASON, JR.  
P. O. BOX 360187  
(Address) BIRMINGHAM, AL 35236-0187



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 THIRTY ONE THOUSAND AND NO/100TH (\$31,000.00) DOLLARS

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

ALLEN L. CHANEY AND WIFE, BARBARA CHANEY

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

JOHN AUSBUN AND WIFE, LAURA AUSBUN

(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 8, Block 2, according to the survey of Green Valley, as recorded in Map Book 5 Page 94 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.

And as further consideration, the herein grantees expressly assume and promise to pay that certain mortgage to Robinson Mortgage Company dated July 17, 1973, and recorded in Mortgage Book 332 page 533; which said mortgage was assigned to Federal National Mortgage Association in Misc. Book 5 page 310 in the Probate Office of Shelby County, Alabama, according to the terms and conditions of said mortgage and the indebtedness therety secured.

Grantees' Address: 303 Dale Drive, Montevallo, Alabama 35115

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 19th day of November 1985

WITNESS:

Recd TAX 31.00 STATE OF ALA. SHELBY CO. (Seal)  
Dec 2.50 I CERTIFY THIS  
Inst 1.00 INSTRUMENT WAS FILED (Seal)  
34.50 1985 DEC -2 AM 9:28 (Seal)

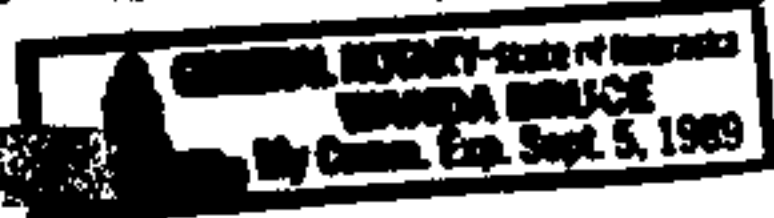
Allen L. Chaney (Seal)  
ALLEN L. CHANEY  
Barbara Chaney (Seal)  
BARBARA CHANEY (Seal)

STATE OF NEBRASKA  
SEWARD COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Allen L. Chaney and wife, Barbara Chaney 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of November 1985



Randa Bruce A. D., 1985  
Notary Public