

This form furnished by:

Cahaba Title, Inc.

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This instrument was prepared by:
(Name) Mitchell A. Spears
(Address) P. O. Box 91
Montevallo, Alabama 35115

Send Tax Notice to:
(Name) Tim Bragg
(Address) P. O. Box 210
Montevallo, Alabama 35115
Minimum Value: \$1,000.00

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

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

That in consideration of One Dollar and the mutual exchange of real estate. ~~XXXXXX~~
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Cecil M. Austin and wife, Carolyn T. Austin
(herein referred to as grantors) do grant, bargain, sell and convey unto
Tim Bragg and wife, Virginia A. Bragg
(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:

Lots 19 and 20 of Givhan Subdivision of a portion of the Southeast 1/4, Section
4, Township 24 North, Range 12 East. Recorded in Map Book 3, Page 130 in the
Probate Office of Shelby County, Alabama.

SUBJECT TO:

All rights, reservations and restrictions which appear as a matter of record in
the Office of the Probate Judge, Shelby County, Alabama.

BOOK 204 PAGE 145

- 1. Debt Tax \$ 1.00
- 2. Mtg. Tax
- 3. Recording Fee 2.50
- 4. Indexing Fee 1.00
- TOTAL 4.50

STATE OF ALABAMA, SHELBY COUNTY
I CERTIFY THIS INSTRUMENT WAS FILED
88 SEP 12 PM 12:02
JUDGE OF PROBATE

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 for 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 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 1st
day of September, 19 88.

WITNESS

(Seal)

(Seal)

(Seal)

Cecil M. Austin (Seal)
Carolyn T. Austin (Seal)
Carolyn T. Austin (Seal)

STATE OF ALABAMA }
SHELBY COUNTY } **General Acknowledgment**

I, the undersigned authority, a Notary Public in and for said County, in said State,
hereby certify that Cecil M. Austin and wife, Carolyn T. Austin
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 1st day of September A.D., 1988

10-25-91 Commission Expires: Notary Public Michelle Kelly