

This form furnished by:

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This instrument was prepared by:
(Name) Courtney H. Mason, Jr.
(Address) PO Box 360187
Birmingham, AL 35236-0187

444
Send Tax Notice to:
(Name) Dan M. Austin
(Address) 2545 Willowbrook Circle
Birmingham, Alabama 35242-3441

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

Shelby

COUNTY

} **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Two hundred fifteen thousand and NO/100ths (\$215,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Howard E. Rector d/b/a Howard Rector Homebuilders
(herein referred to as grantors) do grant, bargain, sell and convey unto

Dan M. Austin and wife, Sheila 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:

Lot 15, according to the survey of Willow Brook as recorded in Map Book 11 page 48 A & B in the Probate Office of Shelby County, Alabama.
Mineral and mining rights excepted.

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

\$161,250.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

This property is not homestead property as defined by the Code of Alabama.

1. Deed Tax \$ 54.00
2. Mtg. Tax 2.50
3. Recording Fee 2.00
4. Indexing Fee 1.00
TOTAL 57.50

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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, I have hereunto set my hand(s) and seal(s), this 29th day of December, 19 88.

WITNESS

(Seal)

(Seal)

Howard E. Rector d/b/a Howard Rector Homebuilders

(Seal)

(Seal)

(Seal)

(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 Howard E. Rector d/b/a Howard Rector Homebuilders whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of December A.D. 19 88

3/10/91