

Grantee's address: Mr. Cecil M. Austin
P.O. Box 23
Montevallo, AL 35115

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

This instrument was prepared by

(Name) Mitchell A. Spears

(Address) P.O. Box 91
Montevallo AL 35115



*****MINIMUM VALUE***** \$1,000.00

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar and the mutual exchange of other real estate

to the undersigned grantor, Montevallo Electric & Machine, Inc. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto

Cecil M. Austin and wife, Carolyn T. 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:

Lots 6 and 18, according to the Survey of Givhan's Subdivision of a Portion
of the NE 1/4 of the SE 1/4 and the SE 1/4 of SE 1/4 of Section 4, Township
24, Range 12 East, as recorded in Map Book 3 page 130, in the Office of the
Judge of Probate of Shelby County, Alabama; being situated in Shelby County,
Alabama.

SUBJECT TO:

Building setback line of 30 feet reserved from Street as shown by plat.
Public utility easements as shown by recorded plat, including a 3 foot
from all property lines.

Restrictions, covenants and conditions as set out in instrument re-
corded in Map Book 3 page 130 in Probate Office.

Mineral and Mining Rights

Subject to zoning ordinances of the Town of Montevallo as set out
in Deed Book 285 page 418 in the Probate Office.

1. Deed Tax \$ 1.00

2. Mtg. Tax

3. Recording Fee 2.50

4. Indexing Fee 1.00

TOTAL 4.50

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 con-
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-
brances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant
and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Jimmy House
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 30th day of January 1989

ATTEST:

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

89 JAN 31 AM 9:32

By Jimmy House
Jimmy House, President
Montevallo Electric & Machine, Inc.

STATE OF ALABAMA
COUNTY OF SHELBY

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

I, the undersigned authority,
State, hereby certify that Jimmy House
whose name as President of Montevallo Electric & Machine, Inc.
a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as
the act of said corporation,

a Notary Public in and for said County in said

Given under my hand and official seal, this the 30th day of January, 1989

Form ALA-33

M. A. Spears
9/89
Notary Public