

2636

WARRANTY DEED

THE STATE OF ALABAMA,
Jefferson } COUNTY.

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Seventeen Thousand Five Hundred DOLLARS and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged we, William B. Littlejohn and Mary Jane Littlejohn, husband and wife,

(herein referred to as GRANTOR(S), do hereby GRANT, BARGAIN, SELL and CONVEY unto Thomas F. Austin and Karen W. Austin (herein referred to as GRANTEE(S).

_____ heirs and assigns, the following described Real Estate, situated in the County of Shelby and State of Alabama.

LOT 46, ACCORDING TO THE SURVEY OF MEADOW BROOK, 12TH SECTOR, AS RECORDED IN MAP BOOK 9, PAGE 27, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to current taxes, easements and restrictions of record.

\$111,600.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

BOOK 398 PAGE 233

| | |
|------------------|----------|
| 1. Deed Tax | \$ 6.00 |
| 2. Mig. Tax | \$ |
| 3. Recording Fee | \$ 2.30 |
| 4. Indexing Fee | \$ 3.00 |
| 5. No Tax Fee | \$ |
| 6. Certified Fee | \$ 1.00 |
| Total | \$ 12.30 |

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

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TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), their heirs and assigns FOREVER.

And GRANTOR(S) do _____ covenant with the said GRANTEE(S), their heirs and assigns, that they are lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that he ve a good right to sell and convey the same to the said GRANTEE(S), their heirs and assigns, and that GRANTOR(S) will WARRANT AND DEFEND the premises to the said GRANTEE(S), their heirs and assigns forever, against the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF we have hereunto set our hands and seals, this 27 day of December 1991

WITNESS: _____
_____ (L. S.)
_____ (L. S.)
_____ (L. S.)
_____ (L. S.)

THE STATE OF ALABAMA,
Shelby } COUNTY.

I, MARY JO HAND, a Notary Public in and for said State _____ hereby certify that WILLIAM B. LITTLEJOHN AND WIFE, MARY JANE LITTLEJOHN

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 27 day of December 1991
Mary Jo Hand Notary Public.