

This instrument was prepared by

(Name) HOLLIMAN SHOCKLEY & KELLY ATTORNEYS

(Address) _____

Send Tax Notice To: RICKY J. AUSTIN
name 3434 Indian Lake Drive
Helena, AL. 35080
address _____

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED EIGHTY-SIX THOUSAND EIGHT HUNDRED & NO/100 DOLLARS
(\$186,800.00)

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

LENITA W. TURNER, a married woman
(herein referred to as grantors) do grant, bargain, sell and convey unto

RICKY J. AUSTIN and wife, CAROL A. AUSTIN
(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in _____

SHELBY County, Alabama to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF AS IF SET FORTH IN FULL HEREIN FOR THE COMPLETE LEGAL DESCRIPTION OF THE PROPERTY BEING CONVEYED BY THIS INSTRUMENT.

SUBJECT TO: (1) Taxes for the year 1993 and subsequent years.
(2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any. (3) Mineral and mining rights.

\$179800.00 of the purchase price of the property described herein has been paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Lenita W. Turner is one and the same person as Lenita Wooten Griffith and Lenita Wooten Griffith Turner.

This property is not the homestead of the grantor or her spouse, Joseph C. Turner.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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, I have hereunto set my hand(s) and seal(s), this 11th day of December, 1992.

WITNESS:

(Seal) LENITA W. TURNER (Seal)

(Seal) Inst. # 1992-30648 (Seal)

(Seal) (Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that LENITA W. TURNER, a married woman 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of December A. D., 1992

My Commission Expires; 8-29-94

General Acknowledgment
12/18/1992-30648
12:51 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 16.00

John R. Holl
Notary Public.

EXHIBIT "A"

Commence at the SW corner of the SW 1/4 of the NW 1/4 of Section 36, Township 19 South, Range 3 West; from the west line of said SW 1/4 of the NW 1/4 turn an angle to the right of 30 degrees 09 minutes 10 seconds and run in a northeasterly direction for a distance of 360.7 feet; thence turn an angle to the left of 3 degrees 42 minutes and run in a northeasterly direction for a distance of 106.03 feet to the point of beginning; from the point of beginning thus obtained; thence continue along last described course for a distance of 73.79 feet; thence turn an angle to the right of 8 degrees 07 minutes and run in a northeasterly direction for a distance of 24.21 feet; thence turn an angle to the right of 95 degrees 0 minutes 18 seconds and run in a southeasterly direction for a distance of 261.70 feet; thence turn an angle to the right of 119 degrees 19 minutes 42 seconds and run in a southwesterly direction for a distance of 153.52 feet; thence turn an angle to the right of 72 degrees 47 minutes 50 seconds and run in a northwesterly direction for a distance of 171.00 feet to the point of beginning.

Post # 1992-30648

12/18/1992-30648

12:51 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

002 MCD

16.00