

This property is not the homestead of the Grantors or their respective spouses. This deed is prepared without evidence of title.

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

SEND TAX NOTICE TO:

(Name) Allen J. Austin
277 Hwy
(Address) County Road 9 Wilsonville, AL 35186

This instrument was prepared by

(Name) Michael T. Atchison, Attorney at Law
(Address) Post Office Box 822 Columbiana, AL 35051

Form 1-1-5 Rev. 5/88

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

500.00

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One dollar and other good and valuable consideration (1.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Allen J. Austin and wife, Imogene Austin; and Michael Wayne Austin, a married man (herein referred to as grantors) do grant, bargain, sell and convey unto

Allen J. Austin and wife, Imogene Austin

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated

SHELBY

County, Alabama to-wit:

Real property in the City of Columbiana, Alabama in the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 26, Township 21 South, Range 1 West, with improvements thereon, being more particularly described as follows: Commence at the point of intersection of the East margin of the sidewalk on the East side of Main Street with the North margin of the sidewalk on the North side of East College Street, and run North along the East margin of the sidewalk along Main Street a distance of 66 $\frac{1}{2}$ feet, more or less, to the point of beginning; then turn right and run in an Easterly direction and along the North line of the lot known as the Filling Station Lot a distance of 27 $\frac{1}{2}$ feet, more or less, to the Southeast corner of the building known as the Barber Shop; then turn left and run in a Northerly direction along the East wall of the Barber Shop to the South line of what is known as the Alabama Power Company Office; then turn right and run in an Easterly direction along the South line of the Alabama Power Company Office lot to a point 60 feet from the East margin of the sidewalk on the East side of Main Street; then turn left and run in a Northerly direction parallel with Main Street to the Southeast corner of the Old U.S. Post Office Building; then turn left and run in a Westerly direction along the South line of the Old U.S. Post Office Building a distance of 60 feet, more or less, to the East margin of the sidewalk on the East side of Main Street; then turn left and run in a Southerly direction along the East margin of the sidewalk on the East side of Main Street a distance of 29 feet 1 $\frac{1}{2}$ inches, more or less, to the point of beginning. It is the intention to convey the building (and the land upon which it sits) known as the Barber Shop and the building and lot known as the Alabama Power Company Office lot, located on North Main Street, Columbiana, Alabama.

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, we have hereunto set our hand(s) and seal(s), this 2nd

day of August, 19 94

WITNESS:

(Seal)

(Seal)

(Seal)

Allen J. Austin (Seal)
Imogene Austin (Seal)
Michael Wayne Austin (Seal)

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Allen J. Austin and wife, Imogene Austin; and Michael Wayne Austin, a married man whose name 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 2nd day of August, A. D., 19 94

[Signature]

MY COMMISSION EXPIRES MARCH 5, 1997

Return to: Allen J. Austin County Road 9 Wilsonville, AL 35186