

96030325

PREPARED BY: CU LENDING, INC., 22 Inverness Center Parkway, Suite 210, Birmingham, Alabama 35242

SEND TAX NOTICE TO: RICK J. AUSTIN, 5163 RED FERN WAY, BIRMINGHAM, ALABAMA 35242

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of ONE HUNDRED FORTY-ONE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$141,500.00) to the undersigned Grantor or Grantors, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, I (We), JOHN W. CLEMONS AND WIFE, DAWN M. CLEMONS (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto, RICK J. AUSTIN (herein referred to as GRANTEES), the following described real estate situated in SHELBY County, Alabama, to-wit:

LOT 24, ACCORDING TO THE SURVEY OF MEADOW BROOK, 11TH SECTOR, AS RECORDED IN MAP BOOK 9, PAGE 6 A & B IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SITUATED IN SHELBY COUNTY, ALABAMA.

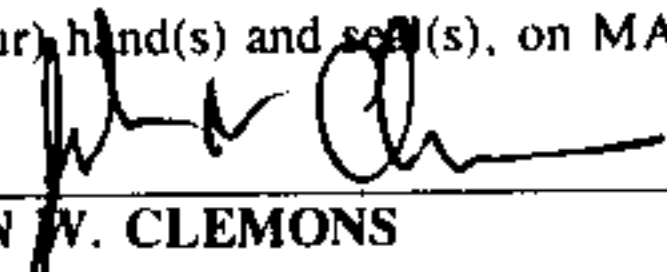
\$113,000.00 OF THE PURCHASE PRICE RECITED ABOVE WAS PAID BY A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH.

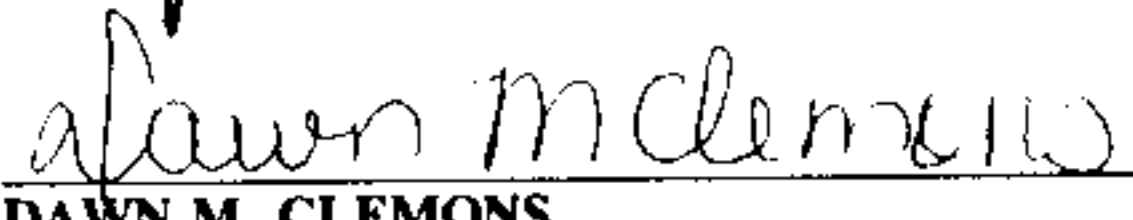
- (1) Subject to property taxes for the current year.
- (2) Subject to easements, restrictions, covenants and conditions, if any.
- (3) Subject to mineral and mining rights.

TO HAVE AND TO HOLD Unto the said GRANTEES, their heirs and assigns, forever.

And I (we) do for myself(ourselves) and for my(our) heirs, executors and administrators covenant with said GRANTEES, their heirs and assigns, that I(we) am(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(we) have hereunto set my(our) hand(s) and seal(s), on MARCH 29, 1996.



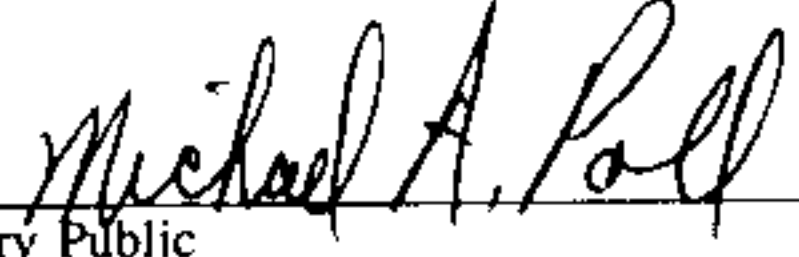
JOHN W. CLEMONS


DAWN M. CLEMONS

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that JOHN W. CLEMONS AND WIFE, DAWN M. CLEMONS, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, (s)he (they) executed the same voluntarily on the date the same bears date.

Given under my hand and official seal on MARCH 29, 1996.

My commission expires: 8-24-99


Notary Public

Inst # 1996-10836

04/03/1996-10836
01:50 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 150.00

Inst # 1996-10836