

SEND TAX NOTICE TO:

(Name) Jerry R. & Judy R. Austin
P.O. Box 626
(Address) Helena, AL 35080

This instrument was prepared by

(Name) Joyce K. Lynn
(Address) 1109 Townhouse Road Helena, AL 35080

Form 1-1-5 Rev. 5/82
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of --Sixty Five Thousand Eight Hundred Eighty Seven & 00/100 DOLLARS

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

J. Harris Development Corporation

(herein referred to as grantors) do grant, bargain, sell and convey unto

Jerry R. Austin and Judy R. 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 attached sheet for legal description, which is incorporated herein by reference.

Subject to taxes for 1996, easements, restrictions, rights of way, and permits of record.

Inst # 1996-15358

05/09/1996-15358
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SHELBY COUNTY JUDGE OF PROBATE
003 MCD 79.50

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 3rd

day of May, 1996

WITNESS:

J. HARRIS DEVELOPMENT CORPORATION

Jack A. Harris (Seal)

(Seal)

(Seal)

STATE OF ALABAMA }
Shelby COUNTY }

I, Joyce K. Lynn, a Notary Public in and for said County, in said State, hereby certify that Jack A. Harris 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of May, A.D. 1996

Joyce K. Lynn
MY COMMISSION EXPIRES OCTOBER 24, 1999 Notary Public

Inst # 1996-15358

A parcel of land situated in the Southeast Quarter of the Southeast Quarter of Section 22, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: Commence at the Southwest corner of Lot 10, Block 4, Dearing Downs 2nd Sector as recorded in Map Book 9, on page 33, in the Office of the Judge of Probate, Shelby County, Alabama, and run in a northwesterly direction along the Southwest line of Lots 10 through 6 in said Dearing Downs 2nd Sector for a distance of 545.16 feet to a point; thence turn an angle to the left of 85 degrees 29 minutes 14 seconds and run in a southwesterly direction for a distance of 258.77 feet to the point of beginning; thence continue along last stated course for a distance of 108.34 feet to a point; thence turn an angle to the right of 90 degrees 00 minutes 00 seconds and run in a northwesterly direction for a distance of 11.00 feet to a point; thence turn an angle to the left of 90 degrees 00 minutes 00 seconds and run in a southwesterly direction for a distance of 15.42 feet to a point on a curve to the right having a central of 89 degrees 01 minutes 46 seconds and a radius of 25.00 feet; thence run in a southwesterly to northwesterly direction along the arc of said curve for a distance of 38.85 feet to a point on a reverse curve to the left having a central angle of 1 degree 15 minutes 46 seconds and a radius of 2,926.51 feet, said point being on the Northeast right-of-way line of Shelby County Highway No. 95; thence run in a northwesterly direction along the arc of said curve and also along said Northeast right-of-way line for a distance of 64.50 feet to a point; thence turn an angle to the right of 90 degrees 00 minutes 00 seconds from the tangent of last stated curve and run in a northeasterly direction along said right-of-way line for a distance of 10.00 feet to a point; thence turn an angle to the left of 90 degrees 00 minutes 00 seconds and run in a northwesterly direction along said right-of-way line for a distance of 31.90 feet to a point; thence turn an angle to the right of 92 degrees 14 minutes 00 seconds and run in a northeasterly direction leaving said right-of-way line for a distance of 165.90 feet to a point on the Southwesterly right-of-way line of Village Parkway, said point being on a curve to the right having a central angle of 0 degrees 24 minutes 55 seconds and a radius of 1,379.84 feet; thence turn an angle to the right of 89 degrees 19 minutes 37 seconds to the chord of said curve and run in a southeasterly direction along the arc of said curve and also along said Southwest right-of-way line for a distance of 10.00 feet to a point; thence run tangent to last stated curve in a southeasterly direction along said Southwest right-of-way line for a distance of 97.11 feet to a point on a curve to the right having a central angle of 90 degrees 27 minutes 55 seconds and a radius of 25.00 feet; thence run in a southeasterly to southwesterly direction along the arc of said curve for a distance of 39.47 feet to the point of beginning. Said parcel containing 0.50 acres, more or less.

A 22 foot easement for ingress and egress situated in the Southeast Quarter of the Southeast Quarter of Section 22, Township 20 South, Range 3 West, Shelby County, Alabama, lying 11.00 feet either side

of a line being more particularly described as follows:

Commence at the Southwest corner of Lot 10, Block 4, Dearing Downs 2nd Sector as recorded in Map Book 9, on Page 33, in the Office of the Judge of Probate, Shelby County, Alabama, and run in a northwesterly direction along the Southwest line of Lots 10 through 6 in said Dearing Downs 2nd Sector for a distance of 545.16 feet to a point; thence turn an angle to the left of 85 degrees 29 minutes 14 seconds and run in a southwesterly direction for a distance of 258.77 feet to a point; thence continue along last stated course for a distance of 102.80 feet to the point of beginning; thence turn an angle to the right of 89 degrees 32 minutes 05 seconds and run in a northwesterly direction for a distance of 132.32 feet to the end of said easement.

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