

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of One Hundred Twenty-two Thousand Five Hundred and NO/100 (\$122,500.00) Dollars to the undersigned **JAMES RANDALL AUST AND WIFE, RHONDA MICHELLE AUST**, herein referred to as Grantor, in hand paid by **WILLIAM A. SMITH AND WIFE, DEBORAH LYNNE SMITH**, whose mailing address is 1045 Independence Court, Alabaster, Alabama 35007, herein referred to as Grantee, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the said Grantees, as joint tenants, with right of survivorship, all his right, title and interest in and to the following described real estate, situated in Shelby County, Alabama:

Lot 42, according to the Survey of Autumn Ridge, as recorded in Map Book 12, Pages 4, 5 and 6, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any, of record.

\$98,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Deed Reference: Real Book 253, Page 07

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 Grantee does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And the Grantor does for himself and for his heirs, executors and administrators, covenant with the Grantee, his heirs and assigns that he is lawfully seized in fee simple of said premises, that he is free from all encumbrances, except as herein stated, that he has a good right to sell and convey the same as is done hereby, that he will and his heirs, executors and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever against the lawful claims of all persons except any who claim under this instrument or any matter herein stated.

Wherever used herein, the singular number shall include the plural, the plural shall include the singular, the use of any gender shall include other genders, when applicable, and related words shall be changed to read as appropriate.

Inst * 1996-32883

10/03/1996-32883
11:09 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 133.50

Inst * 1996-32883

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal on this the 6th day of September, 1996.

James Randall Aust
James Randall Aust

Rhonda Michelle Aust
Rhonda Michelle Aust

STATE OF ALABAMA §
TALLADEGA COUNTY §

I, the undersigned authority in and for said County, in said State, hereby certify that James Randall Aust and wife, Rhonda Michelle Aust, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 6th day of
September, 1996.

Notary Public

THIS INSTRUMENT PREPARED BY:
BARRY D. VAUGHN
PROCTOR AND VAUGHN
201 NORTH NORTON AVENUE
SYLACAUGA, ALABAMA 35150

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