

97113B

Send Tax Notice To:

R. P. Williamson
5512 Parkside Drive
Birmingham AL 35242
PID# 10-5-22-0-002-076.002

Inst # 1997-15058

**WARRANTY DEED, JOINTLY FOR LIFE
WITH REMAINDER TO SURVIVOR**

**STATE OF ALABAMA
Shelby COUNTY**

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of

One Hundred Twenty-Five Thousand and 00/100 (\$125,000.00) Dollars

to the undersigned Grantor(s) , in hand paid by the Grantee(s) herein, the receipt whereof is acknowledged, I or we,

Allen A. Austin and Katherine Diane Austin, Husband and Wife

(hereinafter referred to as Grantor, (whether one or more), does/do hereby grant, bargain, sell and convey unto

R. P. Williamson and Mary Williamson

(herein referred to as Grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 2, according to the Survey of Parkside, as recorded in Map Book 7, Page 136, in the Probate Office of Shelby County, Alabama.

\$90,000.00 of the above stated consideration was paid from the proceeds of a mortgage loan of even date and closed simultaneously herewith.

This conveyance is made subject to ad valorem taxes for 1997, said taxes being a lien but not due and payable until October 1, 1997 and further subject to easements, covenants and restrictions, building lines, right of way(s), limitations and agreements as the same are filed of record in said Probate Office.

TOGETHER WITH all and singular, the rights and privileges, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, To the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor 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 in and to the property described hereinabove shall pass to the surviving GRANTEE, and if one does not survive not survive the other, then the heirs and assigns of the GRANTEES herein shall take as tenants in common.

And said Grantor does for himself/herself, his/her heirs, executors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that he/she/they is/are lawfully seized in fee simple of said premises, that he/she/they is/are free from all encumbrances, that he/she/they has/have a good right to sell and convey the same as aforesaid, and that he/she/they will, and his/her/their heirs, executors and assigns shall, warrant and defend the same to the said Grantee, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

05/14/1997-15058
10:56 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCB 46.00

IN WITNESS WHEREOF, I/We have hereunto set my/our hand(s) and seal(s)
this 9th day of May, 1997.


Allen A. Austin


Katherine Diane Austin

**STATE OF ALABAMA
JEFFERSON COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Allen A. Austin and Katherine Diane Austin, Husband and Wife** 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 the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 9th day of May, 1997.


NOTARY PUBLIC
MY COMMISSION EXPIRES 01-24-99

(AFFIX SEAL)

971138

This instrument prepared by:
Thomas E. Norton, Jr., Attorney at Law
Second Floor East
Mountain Brook Center
2700 Highway 280 South
Birmingham, AL 35223

Inst # 1997-15058

05/14/1997-15058
10:56 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 46.00