

This instrument was prepared by

SEND TAX NOTICE TO:

Anthony D. Snable
2700 Highway 280 South
Suite 101 - W
Birmingham, Alabama 35223

GREGORY L. MULLINS
416 13th STREET N.W.
ALABASTER, ALABAMA 35007

File #S70148

WARRANTY DEED

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of EIGHTY THOUSAND and 00/100 (\$80,000.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, GLENN C. AUSTIN, AND WIFE LYDIA H. AUSTIN (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto GREGORY L. MULLINS and MICHELLE L. MULLINS, HUSBAND AND WIFE (herein referred to as GRANTEES, whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in SHELBY County, Alabama to-wit:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 3 WEST AND RUN IN AN EASTERLY DIRECTION ALONG THE NORTHERLY LINE OF SAID QUARTER-QUARTER SECTION FOR A DISTANCE OF 401.37 FEET; THENCE 37 DEGREES 07 MINUTES TO THE RIGHT IN A SOUTHEASTERLY DIRECTION FOR A DISTANCE OF 528.17 FEET TO THE POINT OF BEGINNING; THENCE 86 DEGREES 04 MINUTES 20 SECONDS TO THE RIGHT IN A SOUTHWESTERLY DIRECTION A DISTANCE OF 62.41 FEET; THENCE 71 DEGREES 47 MINUTES TO THE RIGHT IN A NORTHWESTERLY DIRECTION A DISTANCE OF 162.25 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF 13TH STREET NW; THENCE 106 DEGREES 34 MINUTES TO THE RIGHT IN A NORTHEASTERLY DIRECTION AND ALONG SAID SOUTHEASTERLY LINE OF 13TH STREET NW A DISTANCE OF 100.00 FEET; THENCE 63 DEGREES 21 MINUTES TO THE RIGHT IN A SOUTHEASTERLY DIRECTION A DISTANCE OF 133.06 FEET; THENCE 79 DEGREES 52 MINUTES TO THE RIGHT IN THE SOUTHERLY DIRECTION A DISTANCE 64.80 FEET TO THE POINT OF BEGINNING. MINERALS AND MINING RIGHTS EXCEPTED.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1996, which constitutes a lien, but are not yet due and payable until October 1, 1997.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.

\$79,550.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants, with right of survivor ship, 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.

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Inst # 1997-21377

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEEES, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/(we), GLENN C. AUSTIN, AND WIFE LYDIA H. AUSTIN, have hereunto set my (our) hand(s) and seal(s) this 30th day of June, 1997.

 (SEAL)
GLENN C. AUSTIN

 (SEAL)
LYDIA H. AUSTIN

STATE OF ALABAMA
JEFFERSON COUNTY

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, here by certify that GLENN C. AUSTIN, AND WIFE LYDIA H. AUSTIN 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 30th day of June, 1997.


Notary Public

My commission expires

10-21-99

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