

This instrument was prepared by

(Name) Robert L. Austin, Attorney at Law

(Address) Suite 207, 102 Summit Parkway, Birmingham, AL 35209

Form 1-1-27 Rev. 1-64

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

SEND TAX NOTICE TO:

Robert L. Austin

Suite 207

120 Summit Parkway

Birmingham, AL 35209

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twenty-three Thousand Seven Hundred Nine and 65/100 Dollars (\$23,709.65)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Colyn Bradley, a married man

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Robert L. Austin

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 2, Block 24 according to the survey of the Town of Calera, as recorded by resurvey of original survey of the Town of Calera, in Plat Book 3, Page 123 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

This deed is a redemption deed by Robert L. Austin as junior mortgagee to Paul and Pearl Byram pursuant to that foreclosure sale held on February 11, 1998 at which time the property was purchased by the grantor stated above. The above described property is not and has never been the marital residence of the grantor.

Inst # 1998-09808

03/20/1998-09808  
10:54 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 SNA 32.50

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (ours) 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 (ours) 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 have hereunto set my hands(s) and seal(s), this 18th day of March, 1998.

(Seal)

Colyn Bradley

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Patricia D. Goodnight, a Notary Public in and for said County, in said State, hereby certify that Colyn Bradley, 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 19th day of March, A. D., 1998.

Patricia D. Goodnight

Notary Public.