

This property does not constitute
homestead for the Grantor.

Send Tax Notice:
Van's Auto Repairs & Parts, Inc.
c/o James Winslett

P.O. Box 154
Montevallo AL 35115

STATE OF ALABAMA)

WARRANTY DEED

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Five Hundred Dollars and 00/100 dollars (\$500.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Cecil M. Austin and Carolyn T. Austin, hereinafter called "Grantor," does hereby GRANT, BARGAIN, SELL AND CONVEY unto Van's Auto Repairs & Parts, Inc., hereinafter called "Grantee" in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Begin at the most Northerly corner of Lot 6, Givhan's Subdivision, as recorded in Map Book 3, Page 130 in the Office of Judge of Probate, Shelby County, Alabama; Thence run Southeast along the Northeast line of Lot 6 for 124.47 feet; Thence turn an angle to the left of 90 degrees 03 minutes 44 seconds and run Southwest along the Southeast line of Lot 6 for 50.15 feet; Thence turn an angle to the right of 90 degrees 00 minutes 25 seconds and run Northwest for 124.52 feet to a point on the Southeast right-of-way of Alabama Highway No. 25; Thence turn an angle to the right of 90 degrees 03 minutes 21 seconds and run Northeast along the said right-of-way for 50.00 feet to the point of beginning. Contains 6,234 square feet.

According to a survey by Steve H. Gay, AL Reg. No. 17522, dated May 20, 1999

TO HAVE AND TO HOLD to the said Grantees in fee simple forever, together with every contingent remainder and right of reversion.

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantees and the heirs and assigns of the Grantees, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantees and the heirs and assigns of the Grantees forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantors thereto on this date the 26 day of May, 1999 at 831 Island Street, Montevallo, Alabama 35115.

GRANTORS

Cecil M. Austin (L.S.)

Carolyn T. Austin (L.S.)

STATE OF ALABAMA)

ACKNOWLEDGMENT

SHELBY COUNTY)

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted name Cecil M. Austin and Carolyn T. Austin which is signed to the foregoing Warranty Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 26 day of May, 1999

NOTARY PUBLIC

My Commission Expires: 5-13-2000

THIS INSTRUMENT PREPARED BY:
CHRISTOPHER R. SMITHERMAN
ATTORNEY AT LAW
831 ISLAND STREET
MONTEVALLO, AL 35115
(205) 665-4357

Inst # 1999-22565

05/28/1999-22565
02:29 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MMS 9.00