

This instrument was prepared by:

WILLIAM PATRICK COCKRELL
ATTORNEY AT LAW
(Name)

12 OFFICE PARK CIRCLE
BIRMINGHAM, ALABAMA 35223
(Address)

Send tax notice to:

STEPHEN AUSTIN
REBEKAH AUSTIN
(Name)

111 SHIRLEY LANE
CHELSEA, ALABAMA 35043
(Address)

**WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED AND THIRTY ONE THOUSAND DOLLARS (\$131,000) and other good and valuable consideration, to the undersigned Grantor, or Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, VINCENT C. GOLDEN AND KAREN D GOLDEN, HUSBAND AND WIFE (herein referred to as Grantor) do, grant, bargain, sell and convey unto STEPHEN AUSTIN AND REBEKAH AUSTIN, HUSBAND AND WIFE (herein referred to as Grantees), as joint tenants with right of survivorship, the following described real estate situated in SHELBY County, Alabama, to-wit:

SEE EXHIBIT A.

TO HAVE AND TO HOLD, to 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

**WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

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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.

And we do for ourselves, successors and assigns, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our 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 hand and seal, this 23 day of MAY, 2003.

Karen D Golden (Seal)
V. C. Golden

STATE OF ALABAMA
COUNTY OF SHELBY

General Acknowledgment

I, William Patrick Cockrell, a Notary Public in and for said County in said State, hereby certify that VINCENT C. GOLDEN AND KAREN D. GOLDEN whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 23 day of May 2003

William Patrick Cockrell
Notary Public Return to: William Patrick Cockrell Attorney At Law

WILLIAM PATRICK COCKRELL
Notary Public, AL State at Large
My Comm. Expires May 28, 2006

EXHIBIT A

LEGAL DESCRIPTION

Part of Lot 4-A, a Resurvey of Lots 4 and 5, of Yellow Leaf Subdivision, as recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 13, Page 46, and being more particularly described as follows: From the Northwest corner of said Lot 4-A, run in a southeasterly direction along the North line of said Lot 4-A for a distance of 309.01 feet to an existing iron pin, being the point of beginning; thence continue in a Southeasterly direction for a distance of 133.33 feet to an existing iron pin; thence turn an angle to the right of 78 degrees, 45 minutes, 46 seconds and run in a southerly direction for a distance of 160.0 feet to an existing iron pin, being the North line of an existing easement for roadway purposes and being on a curve, said curve being concave in a southerly direction and having a radius of 40.0 feet and a central angle of 18 degrees, 51 minutes, 14 seconds; thence turn an angle to the right and run in a southwesterly direction along the arc of said curve for a distance of 13.17 feet to a point of reverse curve, said reverse curve being concave in a northerly direction and having a central angle of 32 degrees, 12 minutes, 15 seconds and a radius of 25.0 feet; thence run in a westerly direction along the arc of said second curve for a distance of 14.05 feet; thence run in a westerly direction along the line tangent to the end of said second curve for a distance of 67.0 feet to a point of curve for a third curve being concave in a southerly direction and having a central angle of 20 degrees, 19 minutes, 35 seconds and a radius of 287.10 feet; thence run in a westerly direction along the arc of said curve for a distance of 101.85 feet to the end of said third curve; thence turn an angle to the left of 1 degree, 51 minutes, 41.5 seconds from the tangent of said curve and run in a southwesterly direction for a distance of 47.09 feet; thence turn an angle to the right of 77 degrees, 57 minutes, 03 seconds and turn in a northwesterly direction for a distance of 28.75 feet; thence turn an angle to the right of 74 degrees, 43 minutes, 27 seconds and run in a northeasterly direction for a distance of 112.35 feet, thence turn an angle to the left of 34 degrees, 39 minutes, 18 seconds and run in a northeasterly direction for a distance of 86.59 feet, more or less, to the point of beginning, being situated in Shelby County, Alabama.