

This instrument was prepared by
(Name) William H. Halbrooks, Atty
(Address) 704 Independence Plaza
Birmingham, AL 35209

Send Tax Notice To: Rick J. Austin
name
380 Lake Kathryn
address
Sterrett, AL 35147

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA }
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THREE HUNDRED THIRTY FIVE THOUSAND AND NO/100-----
----- DOLLARS (\$335,000.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Mark Alan Friedman and wife, Katie Thornhill

(herein referred to as grantors) do grant, bargain, sell and convey unto Rick J. Austin and wife, Carol A. Austin

(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 ATTACHED LEGAL DESCRIPTION

Subject to current taxes, easements and restrictions of record.

\$ **268,000.00** of the purchase price recited above was
paid from a mortgage loan closed simultaneously herewith.

\$ **33,500.00** of the purchase price recited above was
paid from a mortgage loan closed simultaneously herewith.

Katie Thornhill is one and the same as K. T. Friedman

TO HAVE AND TO HOLD Unto 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 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 I (we) do for myself (ourselves) and for my (our) 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 (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, we have hereunto set our hand(s) and seal(s), this 8th
day of September, 19 03.

____ (Seal)

____ (Seal)

____ (Seal)

Mark Alan Friedman (Seal)
Mark Alan Friedman

Katie Thornhill by Mark Alan Friedman (Seal)
Katie Thornhill by Mark Alan Friedman

under Power of Attorney dated 9/5/03 (Seal)
and redorded in Instr. #

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

20030910000606770

I, William H. Halbrooks, a Notary Public in and for said County, in said State, hereby certify that
Mark Alan Friedman ~~AND WIFE KATIE THORNHILL~~
whose name(s) XXX is signed to the foregoing conveyance, and who XXX is known to me, acknowledged before me
on this day, that, being informed of the contents of the conveyance XXX is executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 8th day of September A.D., 19 03

William H. Halbrooks

Notary Public

State of Alabama; Jefferson County

I, the undersigned Notary Public in and for said county and in said state, hereby certify that Mark Alan Friedman for Katie Thornhill whose name/s is/~~are~~ signed to the foregoing conveyance and who is/~~are~~ known to me, acknowledge before me on this day that, being informed of the contents of the conveyance he, in capacity stated * executed the same voluntarily on the day the same bears date. *and with full authority under P/A dated 9/5/03.

Given under my hand and official seal this the 8th day
of September, 2003.



Notary Public William H. Halbrooks

My commission expires:
4/21/04

Description

Lot 9-A according to the Survey of Lake Kathryn, a private subdivision as recorded in Map Book 17, page 50, being situated in Shelby County, Alabama.

Also, an undivided interest in and to a non-exclusive easement described as follows: A non-exclusive 50-foot easement for ingress and egress, lying 25 feet on either side of the centerline, being more particularly described as follows: A part of the NE 1/4 of the NE 1/4 of Section 15, Township 19 South, Range 1 East, more particularly described as follows:

Commence at the SW corner of the NE 1/4 of the NE 1/4 of Section 15, Township 19 South, Range 1 East; thence run East along the South line of said 1/4 - 1/4 section to the SE corner of the NE 1/4 of the NE 1/4 of said Section 15; thence turn 94 degrees, 23 minutes, 55 seconds left and run Northwesterly for a distance of 140.18 feet; thence turn 3 degrees, 32 minutes, 44 seconds right and run Northerly for a distance of 179.07 feet; thence turn 4 degrees, 56 minutes, 01 seconds left and run Northwesterly for a distance of 221.19 feet; thence turn 8 degrees, 24 minutes, 39 seconds right and run Northerly for a distance of 60.00 feet; thence turn 0 degrees, 01 minutes, 04 seconds right and run Northerly for a distance of 212.45 feet; thence turn 90 degrees, left and run Westerly for a distance of 50.00 feet; thence turn 36 degrees, 30 minutes, 13 seconds left and run southwesterly for a distance of 736.90 feet; thence turn 153 degrees, 01 minutes, 36 seconds right and run Northeasterly for a distance of 743.71 feet to the point of beginning, being a point on the centerline of a 50.00 foot ingress and egress easement, being 25.0 feet on either side of the following described line; thence turn 98 degrees, 29 minutes, 10 seconds left and run Northwesterly along said centerline for a distance of 341.73 feet to a point of curve to the left, said curve having a radius of 506.33 feet, an intersection angle of 33 degrees, 00 minutes, 13 seconds; thence continue along said centerline and arc of said curve for a distance of 291.66 feet to a point of tangent; thence continue along said centerline for a distance of 202.00 feet to a point of curve to the right, said curve having a radius of 242.28 feet; thence run along arc of said curve and centerline of said easement for a distance of 55.0 feet, more or less to the Southeasterly right of way of Shelby County Road Number 55, and end of said easement; being situated in Shelby County, Alabama.