

J This Instrument Was Prepared By:
G. Wray Morse, Attorney at Law
1920 Valleydale Road
Birmingham, Alabama 35244

Send Tax Notice to:
Donald N. Hogan
209 Chestnut Circle
Alabaster, Alabama 35007

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED, JOINTLY FOR LIFE
WITH REMAINDER TO SURVIVOR

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of **Two Hundred Twenty Five Thousand and 00/100 Dollars (\$225,000.00)** to the undersigned GRANTORS in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, **Gayle H. Austin and Fred Austin, wife and husband** (hereinafter referred to as GRANTORS), do hereby grant, bargain, sell and convey unto **Donald N. Hogan and Donette D. Hogan, husband and wife** (hereinafter referred to as GRANTEEES), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

Commence at the NW corner of the NW 1/4 of the NE 1/4 of Section 24, Township 21 South, Range 3 West; thence run Easterly along the North line of said 1/4-1/4 section, 265.00 feet to the point of beginning; thence left 67 degrees 05 minutes 20 seconds and run 93.49 feet to a point on the Southerly right of way of Chestnut Circle, said point being on a curve to the left having a radius of 240.00 feet and a central angle of 39 degrees 08 minutes 42 seconds; thence Southeasterly along the arc of said curve 163.97 feet to a point of reverse curve having a radius of 220.00 feet and a central angle of 3 degrees 05 minutes 27 seconds; thence Southeasterly along the arc of said curve 115.54 feet; thence right 104 degrees 59 minutes measured from the chord of said curve and run 908.87 feet; thence right 142 degrees 25 minutes 39 seconds and run 587.86 feet; thence right 93 degrees 06 minutes 06 seconds and run 265.27 feet; thence left 93 degrees 11 minutes 17 seconds and run 180.00 feet to the point of beginning.

Note: \$160,000.00 & \$30,000.00 of the above purchase price is in the form of mortgages in favor of Chase Manhattan Mortgage Corporation, executed and recorded simultaneously herewith.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

TO HAVE AND TO HOLD the same unto GRANTEEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And said GRANTORS do for themselves, their successors and assigns covenant with the said GRANTEEES, their heirs and assigns, that GRANTORS are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that GRANTORS have a good right to sell and convey the same as aforesaid; that GRANTORS will and their heirs and assigns shall, warrant and defend the same to the said GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the **30th** day of **June, 2004**.

Gayle H. Austin

Gayle H. Austin

Fred Austin

Fred Austin

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that **Gayle H. Austin and Fred Austin, wife and husband**, 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 **30th** day of **June, 2004**.

G. Wray Morse

G. Wray Morse, Notary Public

My Commission Expires: **9/10/2004**