

Send Tax Notice To:
Katherine Diane Austin
4920 Sussex Road
Birmingham, AL 35242

This instrument was prepared by:
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ALLISON, MAY, ALVIS,
FUHRMEISTER & KIMBROUGH, L.L.C.
P. O. Box 380275
Birmingham, AL 35238

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

Value 122,000

121,000 of the purchase
price was paid from the
proceeds of a mortgage loan
close d simultaneously
herewithin.

THAT IN CONSIDERATION OF **Ten and 00/100 Dollars (\$10.00)** and other good and valuable consideration to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **Adam Allen Austin, an unmarried man, and Katherine Diane Austin, an unmarried woman**, (herein referred to as Grantors) do grant, bargain, sell and convey unto **Katherine Diane Austin, an unmarried woman**, (herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 106, according to the Survey of Meadow Brook Second Sector Second Phase, as recorded in Map Book 7, Page 130, in the Probate Court of Shelby County, Alabama.

Subject to existing easements, restrictions, current taxes, set-back lines, rights of way, limitations, if any of record.

NOTE: The parties are executing this deed pursuant to the divorce agreement signed and filed in the Circuit Court of Shelby County, Alabama; case styled Adam Allen Austin vs. Katherine Diane Austin, Case No. DR04-393.

NOTE: This is not the homestead of the Grantor, Adam Allen Austin.

TO HAVE AND TO HOLD unto the said Grantee and her heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantors have hereto set their signature this the _____ day of January, 2005.


Adam Allen Austin

Katherine Diane Austin

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Adam Allen Austin and Katherine Diane Austin, 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 31 day of January, 2005.


Notary Public

My Commission Expires: 5/21/07

EXHIBIT "A"

Lot 106, according to the Survey of Meadow Brook Second Sector Second Phase, as recorded in Map Book 7, Page 130, in the Probate Office of Shelby County, Alabama.