



20060831000430820 1/2 \$24.00
Shelby Cnty Judge of Probate, AL
08/31/2006 03:15:37PM FILED/CERT

This document prepared by:
Elizabeth A. Roland, Attorney
267 Village Parkway
Helena, AL 35080

(Description furnished by Grantors. No
survey examined and no title examination
made by this attorney)

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that, For and in consideration of the sum of Ten Thousand and no/100 (\$10,000.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, **JERRY R. AUSTIN and JUDY R. AUSTIN**, husband and wife, hereinafter referred to as GRANTORS, do hereby grant, bargain, sell, convey, and warrant unto the **JERRY R. AUSTIN TRUST**, which is dated October 8, 1998, hereinafter referred to as GRANTEE, the following described property situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT "A" which is attached hereto and made a part hereof.

Subject to restrictions, covenants, set-back lines, easements and rights-of-way of record.
Subject to the taxes for the year 2006 which are not yet due and payable.

TO HAVE AND TO HOLD to the said Grantee, its heirs and assigns forever.

And we do for ourselves and for our heirs, executors, 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 against the lawful claims of all persons..

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the 31st day of August, 2006.



Jerry R. Austin

(L.S.)



Judy R. Austin

(L.S.)

STATE OF ALABAMA)
SHELBY COUNTY)

I the undersigned, a Notary Public in and for the State of Alabama at Large, do hereby certify that Jerry R. Austin and Judy R. Austin, husband and wife, 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 31st day of August, 2006.



Notary Public

Send tax notice to: Jerry R. Austin Trust
c/o Jerry R. Austin
P.O. Box 626
Helena, AL 35080

Shelby County, AL 08/31/2006
State of Alabama

Deed Tax: \$10.00



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EXHIBIT "A"

A part of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 15, Township 20 South, Range 3 West, and a part of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 22, Township 20 South, Range 3 West, also being a part of Lots 5, 6, 7, and 8 of Block Temperance, according to Joseph Squire's Map of Helena as recorded in Map Book 3 Page 121 in the Probate Office of Shelby County, Alabama and being more particularly described as follows:

Commence at the Southeast corner of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 15, Township 20 South, Range 3 West, Helena, Shelby County, Alabama and run thence South 88 deg. 00 min. 00 sec. West along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ a distance of 545.50 feet to a point; Thence run South 30 deg. 00 min. 00 sec. West a distance of 66.90 feet to a point; Thence run North 60 deg. 00 min. 00 sec. West a distance of 10.00 feet to a found rebar corner and the point of beginning of the property being described; Thence run North 60 deg. 00 min. 00 sec. West a distance of 264.80 feet to a found open top pipe corner; Thence run North 00 deg. 53 min. 16 sec. West a distance of 97.70 feet to a found open top pipe corner; Thence run North 85 deg. 44 min. 43 sec. East a distance of 276.26 feet to a set rebar corner on the West margin of Third Street; Thence run South 14 deg. 24 min. 31 sec. East along the said West margin of Third Street a distance of 105.84 feet to the PC of a curve to the right having a central angle of 44 deg. 30 min. 41 sec. and a radius of 50.0 feet; Thence run along the arc of said curve an arc distance of 38.84 feet to the P.T. of said curve; Thence run South 30 deg. 06 min. 10 sec. West along the Northerly margin of Main Street a distance of 131.16 feet to the point of beginning in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.