

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:
B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
PELHAM, AL. 35124

Send tax notice to:
Glenn Stephen Austin and Lindsey Nichole Chenault
1566 Applegate Lane
Alabaster, Alabama 35007

**STATE OF ALABAMA
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **Ninety one thousand five hundred and no/100 (\$91,500.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Robin Hunter f/k/a Robin K. Mandeville, a married woman** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Glenn Stephen Austin and Lindsey Nichole Chenault** (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

See Exhibit "A" Legal Description attached hereto and made a part hereof.

Subject to mineral and mining rights if not owned by Grantor.

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

This property does not constitute the homestead of the grantor as defined in §6-10-3, Code of Alabama (1975).

Robin Hunter and Robin K. Mandeville are one and the same person.

\$90,081.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

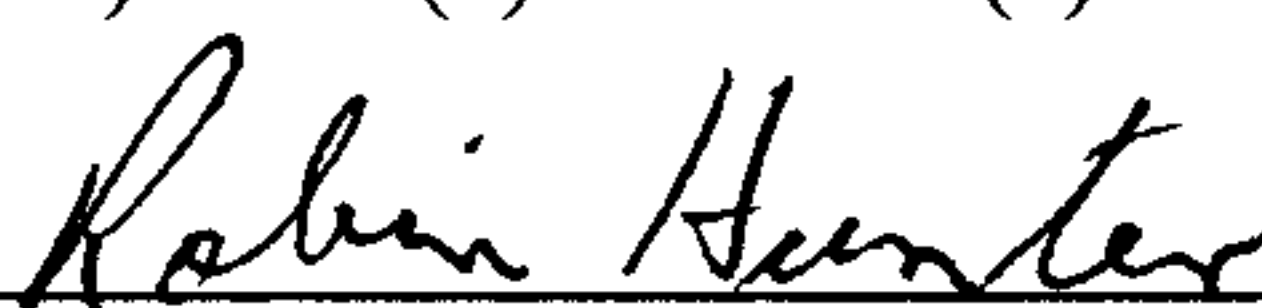
To Have and to Hold to the said grantee, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event 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.

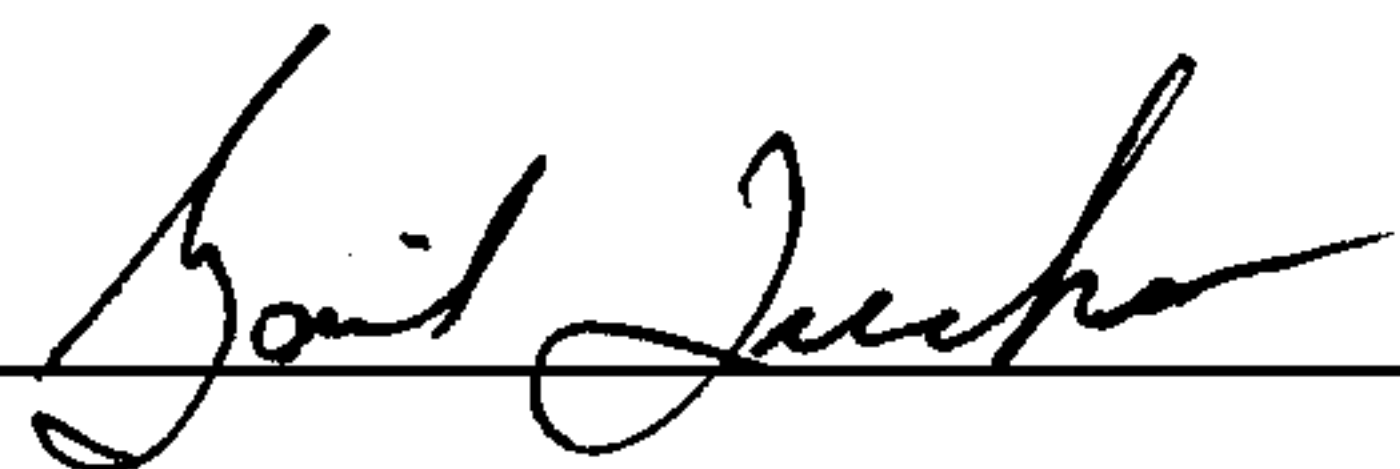
And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this day of , 2007.

Shelby County, AL 06/12/2007
State of Alabama

Deed Tax: \$1.50


Robin Hunter f/k/a Robin K. Mandeville
by her agent and attorney in fact, Gail Tucker

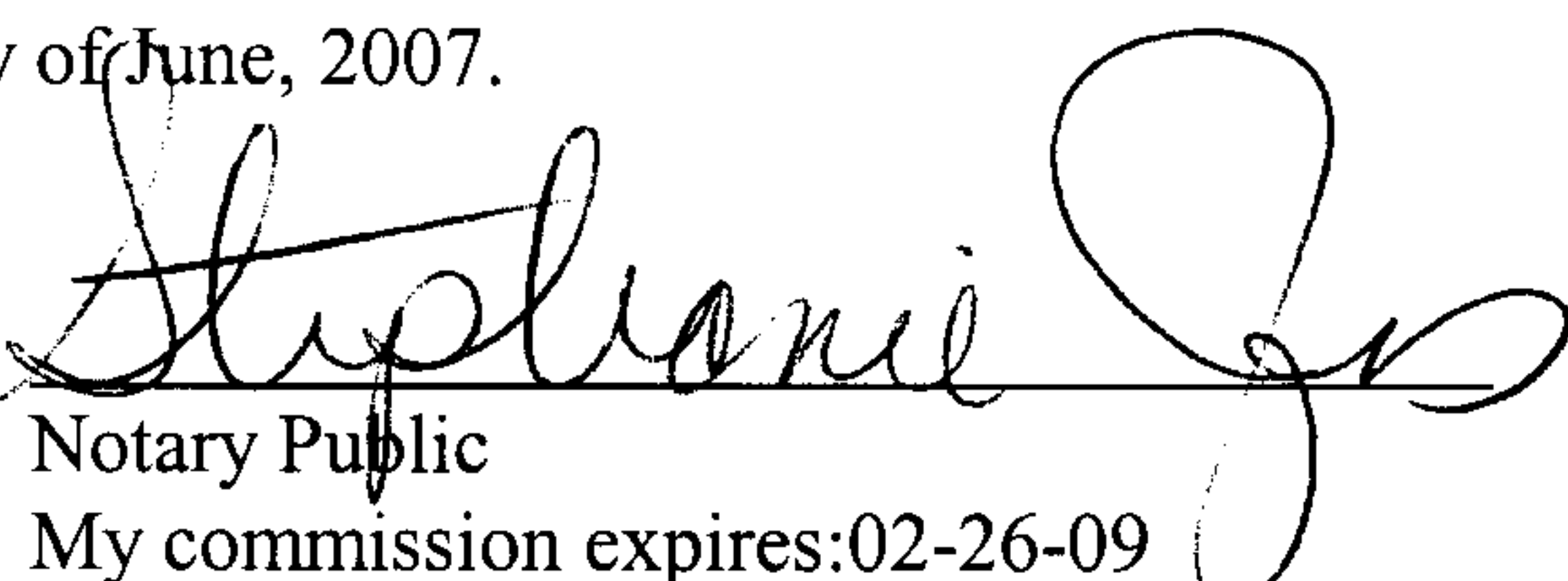


ACKNOWLEDGMENT FOR POWER OF ATTORNEY

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said State, hereby certify that Gail Tucker, whose name as Attorney in Fact for Robin Hunter f/k/a Robin K. Mandeville, is signed to the foregoing conveyance and who is known to me, acknowledged before me this day that, being informed of the conveyance, he/she, in his/her capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of June, 2007.


Notary Public
My commission expires: 02-26-09

STEPHANIE JONES
Notary Public - Alabama, State At Large
My Commission Expires 2 / 26 / 2009



20070612000273580 2/2 \$15.50
Shelby Cnty Judge of Probate, AL
06/12/2007 09:00:06AM FILED/CERT

EXHIBIT "A"

LEGAL DESCRIPTION

LOT 84, ACCORDING TO THE SURVEY OF APLEGATE MANOR, AS RECORDED IN MAP BOOK 9 PAGE 125 A, B & C, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; TOGETHER WITH ALL OF THE RIGHTS, PRIVILEGES, EASEMENTS AND APPURTENANT OWNERSHIP INTEREST IN AND TO PREMISES PREVIOUSLY CONVEYED TO APLEGATE REALTY, INC., TO THE APLEGATE TOWNHOMES ASSOCIATION, INC., BY DEED RECORDED IN PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, IN REAL 65, PAGE 201, AND AS MORE FULLY DEFINED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF APLEGATE TOWNHOUSE RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, IN REAL 63, PAGE 634.

SITUATED IN SHELBY COUNTY, ALABAMA.