

STATE OF ALABAMA)
SHELBY COUNTY)

WARRANTY DEED

KNOW ALL MEN by these Presents: That for and in consideration of One Hundred Eighty Seven Thousand Nine Hundred and 00/100ths Dollars (\$187,900.00) and other good and valuable consideration to the undersigned, **Robert L. Austin**, a married man (herein referred to as Grantors), in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged do grant, bargain, sell, and convey unto the said **Marsha C. Morris** (herein referred to as Grantee) the following described real estate situated in Shelby County, to wit:


Lot 15 and 16, according to the map of subdivision of Farris Estates, prepared by W.R. Silcocks and is recorded in Map Book 4, Page 13, in the Probate Office of Shelby County, Alabama: being in the SW 1/4 of SW 1/4 of Section 21, Township 22 South, Range 2 West, Shelby County, Alabama.

- 1) Subject to existing easements, restrictions, and reservations of record, if any.
- 2) A purchase money mortgage in the amount of \$150,320.00 is recorded simultaneously herewith
- 3) This is not the primary residence of the Grantor nor his spouse.

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

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee's heirs, executors, and administrators, covenant with said Grantee, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as stated above, and 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 to the said Grantee, his heirs, executors, and assigns, forever, against the lawful claims of all persons.

Given under our hand and seal this 30th day of July, 2007.


Robert L. Austin

STATE OF ALABAMA)

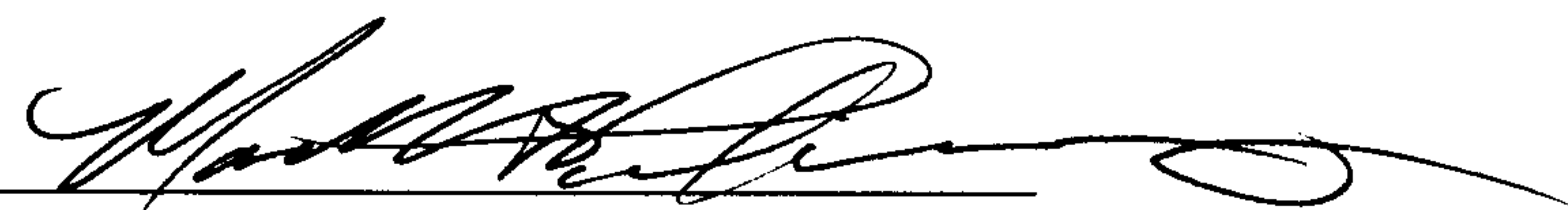
Shelby County, AL 08/06/2007
State of Alabama

JEFFERSON COUNTY)

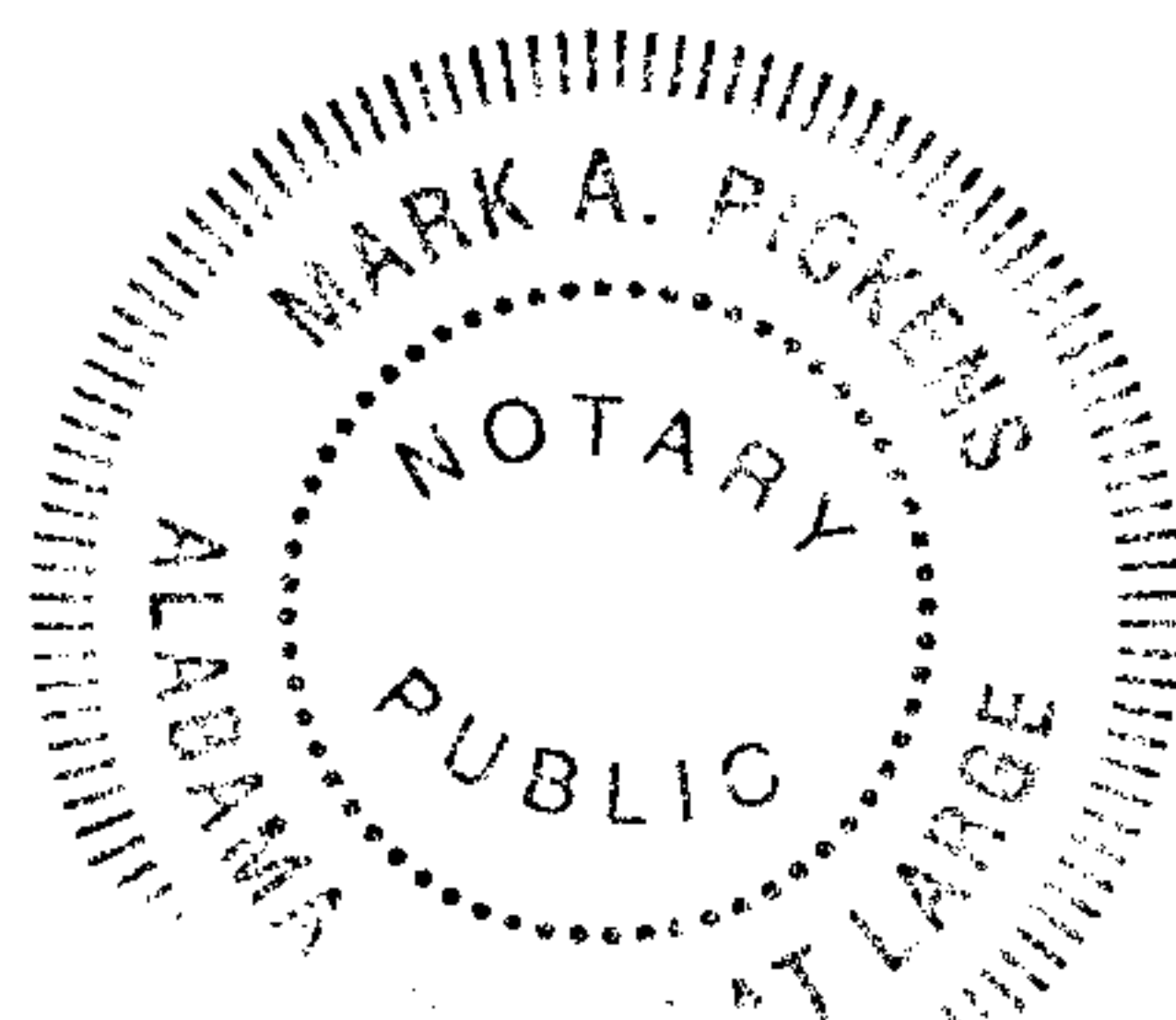
Deed Tax: \$38.00

I, the undersigned, a Notary Public in and for the State and County, do hereby certify that **Robert L. Austin** whose names is signed to the foregoing conveyance, and who is known to me, acknowledged before me this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 30th day of July, 2007.


Notary Public
My Commission expires: 1 - 22 - 2009

This instrument was prepared by:
Mark A. Pickens
Attorney at Law
P. O. Box 59372
Birmingham, Alabama 35259



Grantee Mailing Address
Marsha C. Morris
1945 18th Street
Calera, Alabama 35040