

This instrument was prepared by:

Robert L. Austin, Attorney at Law
120 Summit Parkway, Suite 106
Birmingham, AL 35209

Please Send Tax Notice to:

Robert L. Austin
204 Highland Crest Parkway
Hoover, AL 35226

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS, that in consideration of FORTY THOUSAND (\$40,000.00) DOLLARS and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, I, B. L. Chenault, a married man (hereinafter referred to as Grantor), do grant, bargain, sell and convey unto **ROBERT L. AUSTIN**, , (hereinafter referred to as Grantee the following described real estate situated in Shelby County, Alabama, to wit:

THE EAST 30 ACRES OF THE SW 1/4 OF THE SE 1/4 , SECTION 21, TOWNSHIP 18, RANGE 1, EAST SHELBY COUNTY, ALABAMA

THE ABOVE DESCRIBED PROPERTY IS NOT AND HAS NEVER BEEN THE HOME STEAD OF THE GRANTOR


Subject to:

1. Taxes for the year 2007 and all subsequent years which are not due and payable.
2. Any and all easements, restrictions, covenants, mineral reservations, conveyance of minerals, and rights of way applicable to subject property.

TO HAVE AND TO HOLD to said Grantee his, her, or their heirs and assigns forever.

And I do for myself, and for my heirs, executors and administrators covenant with said Grantee/s, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to said Grantee/s, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal this 6th day of December, 2007


B. L. Chenault

STATE OF ALABAMA

JEFFERSON COUNTY

I, Tavia K Taylor the undersigned, a Notary Public in and for said County, in said state, hereby certify that **B. L. Chenault**, whose name is signed to the foregoing conveyance, and who is known to me acknowledged before me on this day, that being informed of the contents he executed the same voluntarily on the day same bears date.

Given under my hand and seal this 6 day of Dec, in the year 2007


Notary Public
My Commission Expires: 1-12-09