

Send tax notice to:

MEREDITH BLAKLEY AUSTIN
634 PARKSIDE CIRCLE
HELENA, AL, 35080

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2009578

WARRANTY DEED

Shelby County, AL 11/04/2009

State of Alabama

Deed Tax : \$16.00

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eighty Thousand and 00/100 Dollars (\$80,000.00) in hand paid to the undersigned, BLAKE AUSTIN, a married man, not joined by spouse and BERNICE AUSTIN, an unmarried woman (hereinafter referred to as "Grantor") by MEREDITH BLAKLEY AUSTIN (hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 16, ACCORDING TO THE SURVEY OF PARKSIDE, AS RECORDED IN MAP BOOK 22, PAGE 133, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT PROPERTY DOES CONSTITUTE THE HOMESTEAD OF BLAKE AUSTIN NOR HIS RESPECTIVE SPOUSE.

SUBJECT TO:

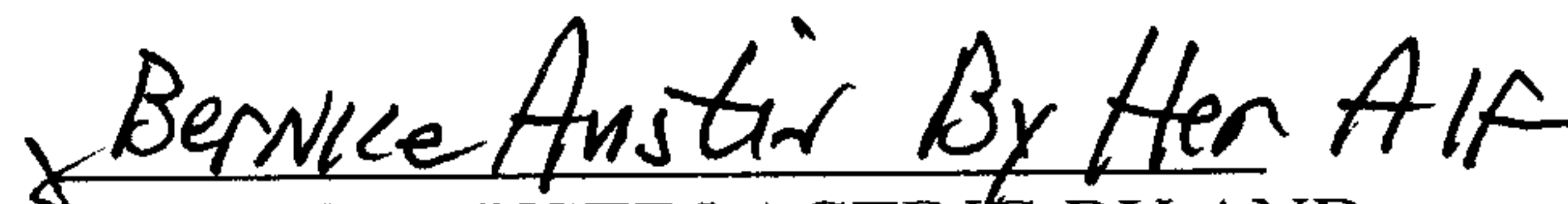

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2009 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2010.
2. EASEMENT(S), BUILDING LINE(S) AND RESTRICTION(S) SHOWN ON RECORDED MAP.
3. RESTRICTIONS APPEARING OF RECORD IN INST. NO. 1997-25047.

\$64,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 16th day of October, 2009.

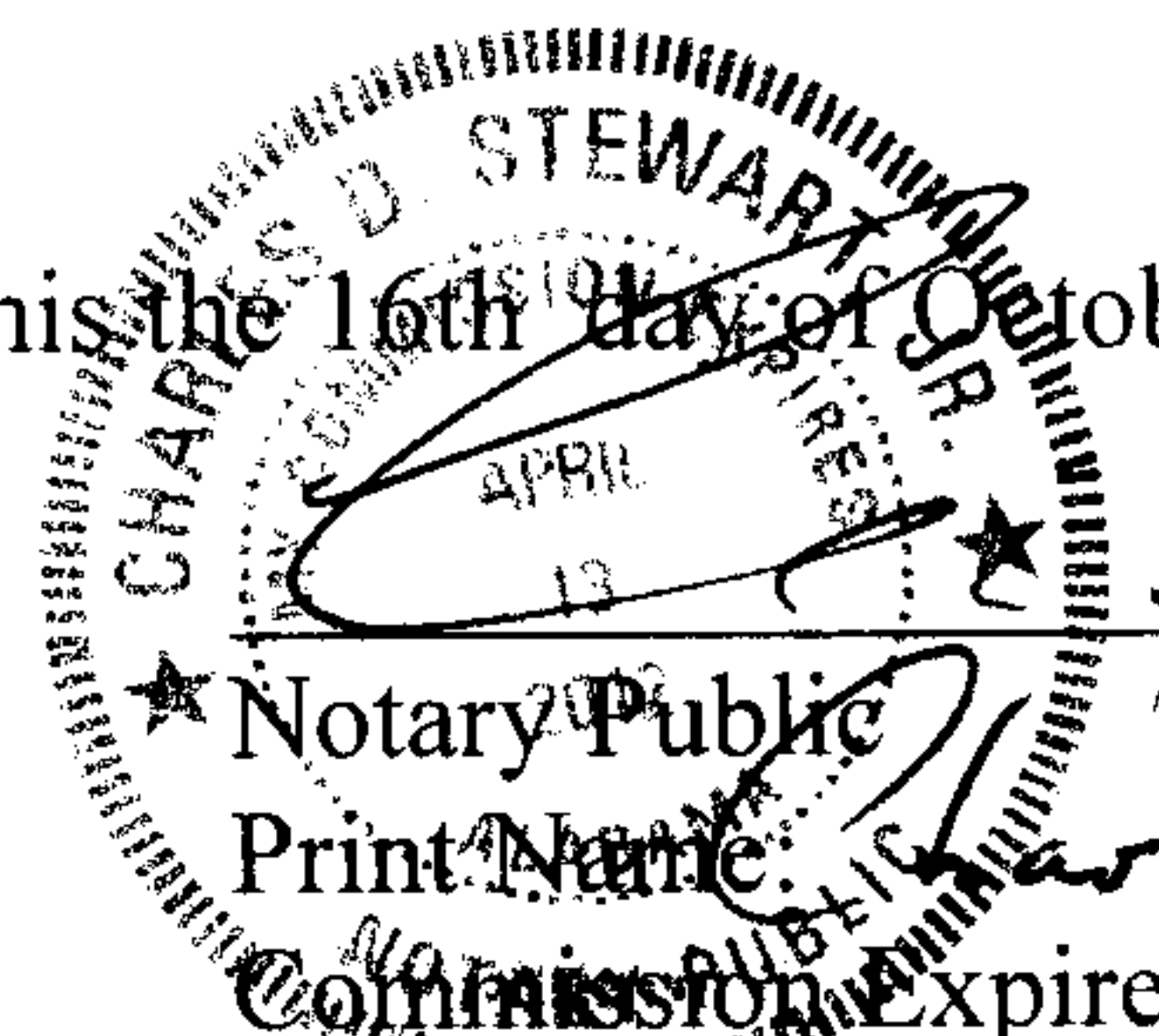

BLAKE AUSTIN


BERNICE AUSTIN ACTING BY AND
THROUGH HER ATTORNEY IN FACT,
BLAKE AUSTIN 

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BLAKE AUSTIN, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

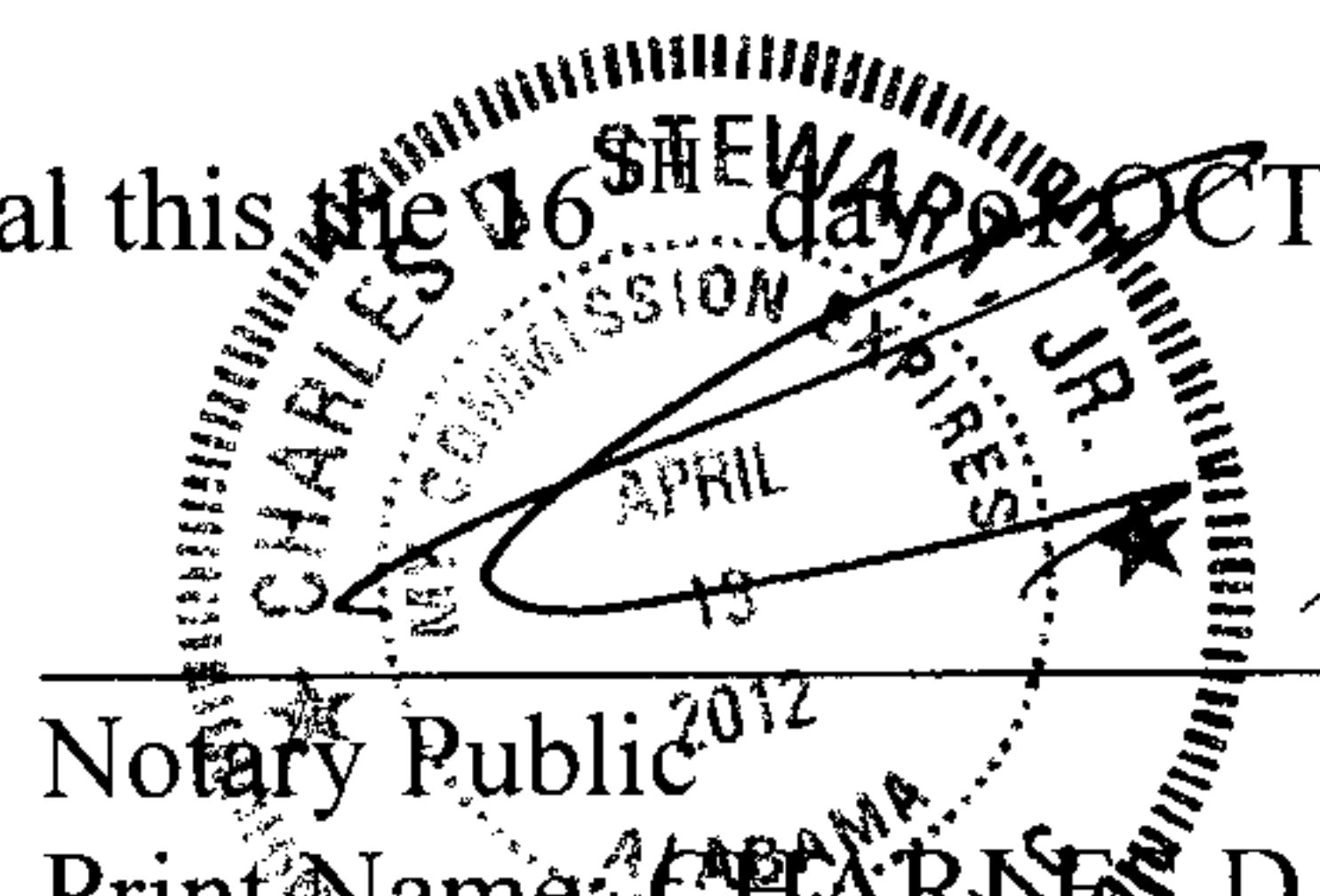
Given under my hand and official seal this the 16th day of October, 2009.


Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: 4-13-12

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BLAKE AUSTIN, whose name as Agent and Attorney in fact for BERNICE AUSTIN is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily in his capacity as Attorney in fact for BERNICE AUSTIN on the day the same bears date.

Given under my hand and official seal this the 16th day of OCTOBER, 2009.


Notary Public
Print Name: CHARLES D. STEWART, JR.
Commission Expires: 04/13/12

[NOTARIAL SEAL]