

Send tax notice to:
JIMMY F. AUSTIN
5200 CROSSINGS PARKWAY
HOOVER, AL 35242

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, AL 35242

STATE OF ALABAMA
Shelby COUNTY

2015703

WARRANTY DEED

KNOWN ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Sixty-Five Thousand and 00/100 Dollars (\$465,000.00) the amount which can be verified in the Sales Contract between the two parties to the undersigned, JAMES J. LYNCH, EXECUTOR/TRUSTEE OF THE ESTATE OF ADA H. LYNCH, DECEASED CASE NO. 2014-222638 whose mailing address is: 395 INDIAN CREST DRIVE, INDIAN SPRINGS, AL 35124 (hereinafter referred to as Grantors) in hand paid by JIMMY F. AUSTIN and MILDRED S. AUSTIN whose mailing address is: 5200 CROSSINGS PARKWAY, HOOVER, AL 35242 (hereinafter referred to as Grantee), the receipt of which is hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, joint tenants with rights of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 432, ACCORDING TO THE SURVEY OF CALDWELL CROSSINGS FOURTH SECTOR, PHASE TWO, AS RECORDED IN MAP BOOK 36, PAGE 149, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2015 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2016.
2. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY TO INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS.
3. SUCH STATE OF FACTS AS SHOWN ON THE PLAT OF CALDWELL CROSSINGS FOURTH SECTOR PHASE TWO, AS RECORDED IN MAP BOOK 36, PAGE 149, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
4. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY AS SET FORTH IN VOLUME 217, PAGE 750; INSTRUMENT NO. 2004-577; INSTRUMENT NO. 2005-39198; VOLUME 220, PAGE 67 AND INSTRUMENT NO. 2006-5242.
5. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT RECORDED IN INSTRUMENT NO. 2005-17275; INSTRUMENT NO. 2005-12749; MISC BOOK 27, PAGE 381; INSTRUMENT NO. 1997-23467; INSTRUMENT NO. 20050413000172750; INSTRUMENT NO. 20060426000194980; AND INSTRUMENT NO. 2006-23000, IN THE PROBATE OFFICE OF SHELBY COUNTY.
6. AGREEMENT WITH THE CITY OF HOOVER AS RECORDED IN INSTRUMENT NO. 2005-12750 AND INSTRUMENT NO. 2000-25987
7. EASEMENT AS RECORDED IN INSTRUMENT NO. 1993-31528 AND INSTRUMENT NO. 1993-31529 AND REAL 3192 PAGE 293

8. GRANT OF LAND EASEMENT AND RESTRICTIVE COVENANTS TO
ALABAMA POWER COMPANY RECORDED IN INSTRUMENT NO.
20060201000052420

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A
MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, his/her heirs, executors,
administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee,
his/her heirs, executors, administrators 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, Grantor, THE ESTATE OF ADA H. LYNCH,
DECEASED CASE NO. 2014-222638 by JAMES J. LYNCH its
EXECUTOR/TRUSTEE, who is authorized to execute this conveyance, has hereunto set
its signature and seal on this the 1st day of December, 2015.

THE ESTATE OF ADA H. LYNCH

BY: JAMES J. LYNCH, EXECUTOR/TRUSTEE

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that JAMES J. LYNCH, whose name as Executor/Trustee of THE ESTATE OF
ADA H. LYNCH, Deceased Case No. 2014-222638 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, in his capacity as said Executor/Trustee of THE
ESTATE OF ADA H. LYNCH, Deceased, Case No. 2014-222638 and with full authority,
executed the same voluntarily for and as the act of said Estate.

Given under my hand and official seal this the 1st day of December, 2015.

CHERRY STEWART
NOTARY PUBLIC
Print Name: *Cherry S. Stewart*
Commission Expires: *2016*



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/02/2015 01:56:22 PM
\$482.00 CHERRY
20151202000412340

James J. Lynch