

This instrument was prepared by:

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

Send Tax Notice To:

Bryan Lourcey
1945 18th Street
Calera, AL 35040

Property Add
1841.5 sheet
Calera, AL 35040

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Twenty Eight Thousand & no/100 Dollars(\$28,000.00), and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, I, Robert L. Austin, a married man (hereinafter referred to as Grantor), do grant, bargain, sell and convey unto Bryan Lourcey and wife & wife Karen M. Lourcey aka Karen M. Page (hereinafter referred to as Grantees) for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to wit:

PARCEL - 1

Beginning at the southwest corner of Lot 8 of Words Addition to Calera and run thence S 10°31'41" E a distance of 48.59' to the southeast corner of Parcel 1; Thence run S 87°52' 18" W a distance of 183.10' to a rebar corner on the easterly margin of 18th Street; Thence run N 05°40' 33" W Along said margin of said 18th Street in Calera, Alabama a distance of 79.12' to a property corner; Thence run N 84°27' 29" E a distance of 175.11' to a property corner; Thence run S 10°31' 40" E A distance of 41.77' to the point of beginning, containing 15,111 square feet.

PARCEL - 2

Beginning at the southwest corner of Lot 8 of Words Addition to Calera and run thence N 65°45'51" E along the southerly line of said Lot 8 of Words Addition to Calera a distance of 259.40' to a property corner; Thence run S 21° 59' 25" E a distance of 114.36' to a property corner on the north line of a twenty foot wide alleyway; Thence run S 89° 01' 17" W along said north line of said alleyway a distance of 211.78' to a property corner; Thence run S 02° 03' 19" E a distance of 42.45' to a property corner; Thence run S 87° 55' 25" W a distance of 60.30' to a property corner; Thence run N 10°31' 41" W a distance of 48.59' to the point of beginning, containing 18,159 square feet.

PARCEL - 3

Commence at the southwest corner of Lot 8 of Words Addition to Calera and run thence N 65°45'51" E along the southerly line of said Lot 8 of Words Addition to Calera a distance of 259.40' to a steel rebar property corner and the point of beginning of the parcel being described; Thence run S 67° 39' 25" E a distance of 26.85' to a property corner; Thence run S 65° 56' 30" W a distance of 81.58' to a property corner; Thence run S 65° 56' 30" W a distance of 6.21' to a property corner on the west margin of a twenty foot wide alleyway; Thence run S 07° 21' 56" E along said margin of said alleyway a distance of 151.89' to a property corner; Thence run S 89° 01' 17" W a distance of 81.66' to a property corner; Thence run N 21° 59' 29" E a distance of 114.36' to the point of beginning, containing 12,679 square feet.

Part of the above stated consideration is a purchase money mortgage in the amount of \$22,000.00 recorded simultaneously herewith.

The above described property is not and has never been the homestead of the grantor.

Subject to:

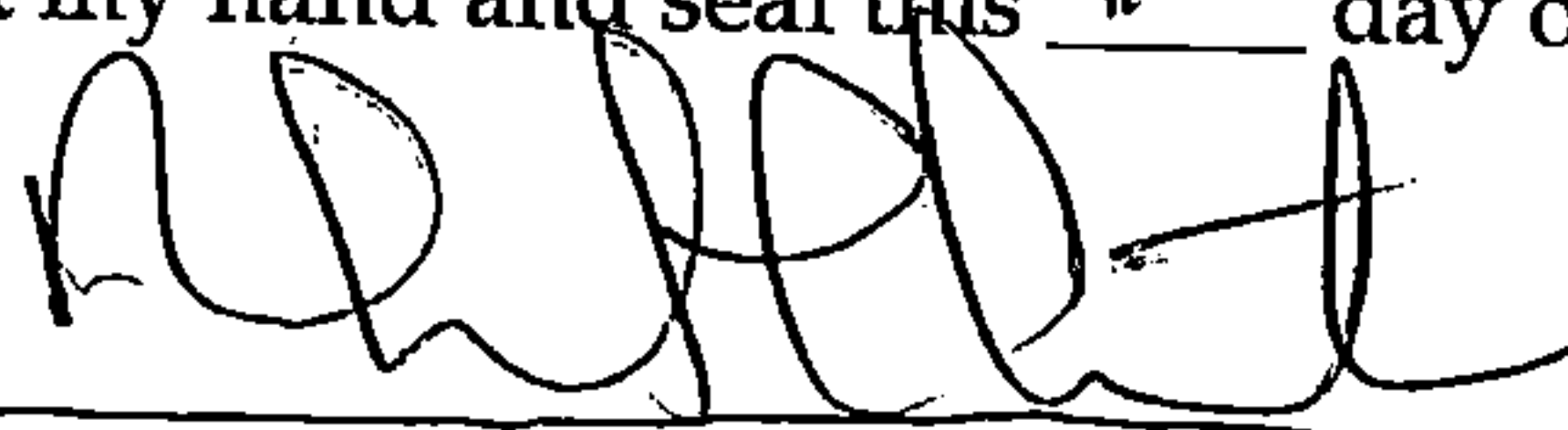
1. Taxes for the year 2019 and all subsequent years.
2. Any and all easements, restrictions, covenants, mineral reservations, conveyance of minerals, and rights of way applicable to subject property.

TO HAVE AND TO HOLD to said Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs of each such survivor forever, together with every contingent remainder and right of reversion.

And I do for myself, and for my heirs, executors and administrators covenant with said Grantees, 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 19th day of June 2020 ~~30, 2017~~ *AMH*

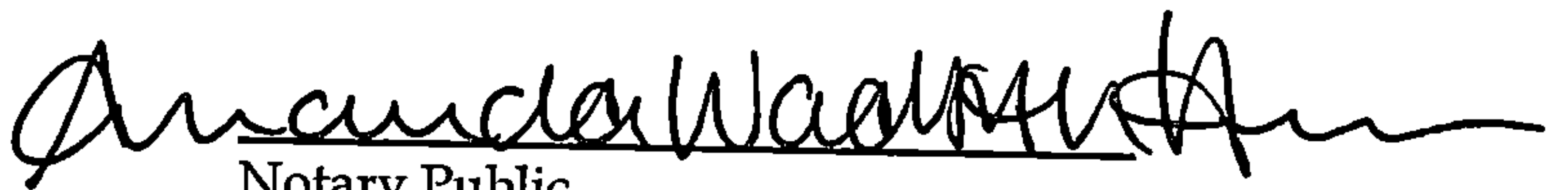
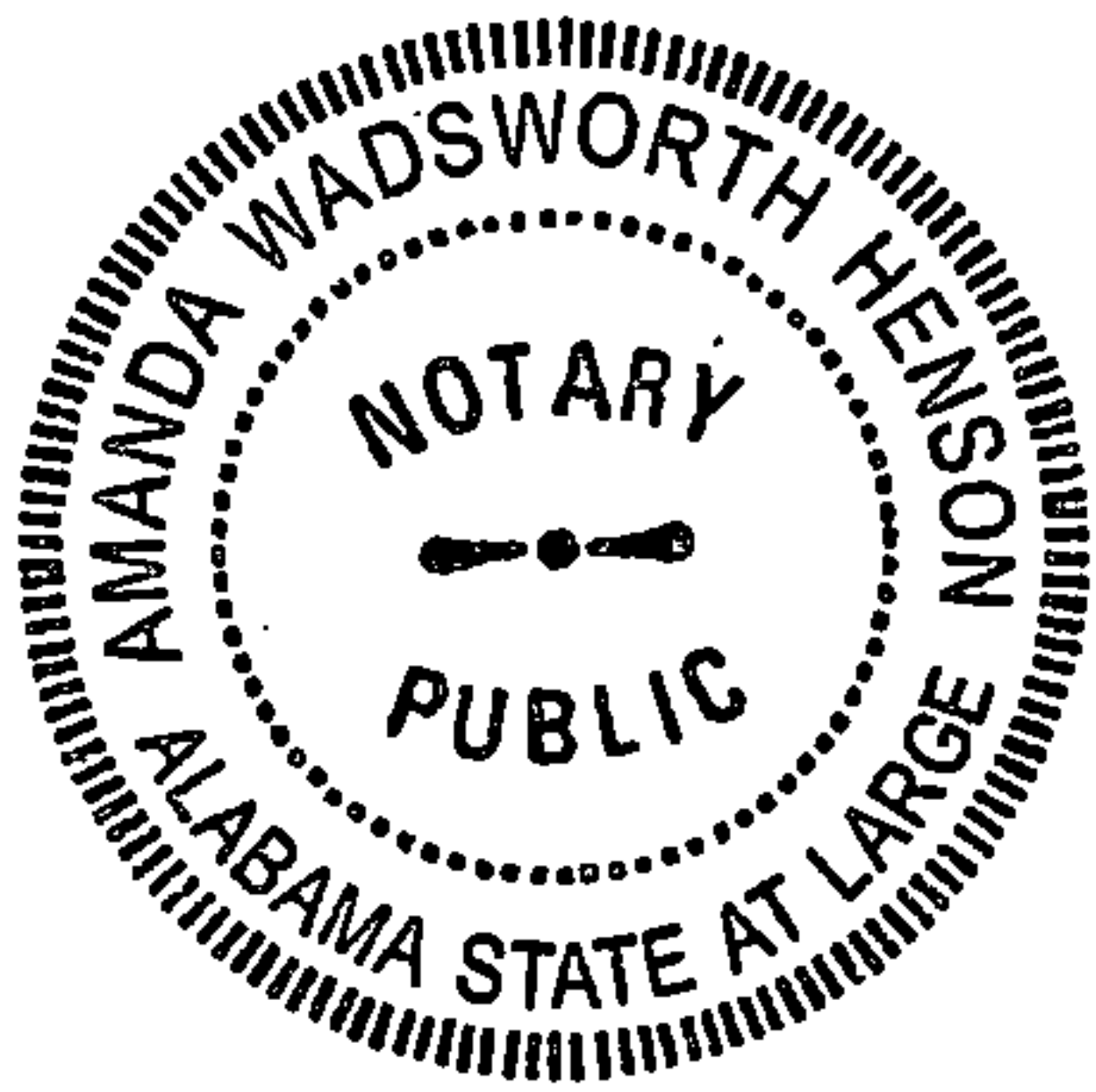


Robert L. Austin

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said state, hereby certify that, Robert L. Austin 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 she executed the same voluntarily on the day same bears date.

Given under my hand and seal this 19 day of June, in the year 2020.



Notary Public

My Commission Expires: 02-09-2021

