This instrument was prepared by

3/8

(Name) John N. Ferree, Jr., Attorney at Law

(Address) P. O. Box 1007, Alabaster, Al 35007

19800807000087140 1/1 $.00
Shelby Cnty Judge of Probate, AL
03/07/1980 12:00:00AM FILED/CERT

Form 1-1-7 Rev. 8-70 CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF SHELBY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SIXTY THOUSAND AND NO/100 ($60,000.00)----------DOLLARS

to the undersigned grantor, Langston & Griffin Construction, Inc. a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

JIMMIE EPPERSON AND WIFE, NANCY T. EPPERSON

(herein referred to as GRANTEES) for and during their joint lives 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 COUNTY OF SHELBY, STATE OF ALABAMA, TO-WIT:

Lot 38, according to Park Forest Subdivision, First Sector, as recorded in Map Book 7, Page 155, in the Office of the Judge of Probate of Shelby County, Alabama.
Situated in Shelby County, Alabama.

Subject to easements and restrictions of record.

Minerals and mining rights excepted.

$54,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

BOOK 325 PAGE 354

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1980 MAR -7 PM 1:10
JUDGE OF PROBATE

See Mtg. 401 Pg. 272
Deed tax - 6.00
Rec. 1.50
Ind 1.00
8.50

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted 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 said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Charles L. Langston who is authorized to execute this conveyance, has hereto set its signature and seal, this the 7th day of March 1980.

ATTEST:

LANGSTON & GRIFFIN CONSTRUCTION, INC.

Secretary

By Charles L. Langston Pres.
President

STATE OF ALABAMA
COUNTY OF SHELBY }

I, the undersigned a Notary Public in and for said County in said State, hereby certify that Charles L. Langston whose name as President of Langston & Griffin Construction, Inc. a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 7th day of March 1980.

NOTARY PUBLIC

Notary Public