

This instrument was prepared by:
(Name) ✓ Daniel M. Spitler, Attorney 2261
(Address) 108 Chandalar Drive
Pelham, Alabama 35124

Send Tax Notice to:
(Name) Mr. David M. Cockrum
(Address) Route 2, Box 789
Calera, Alabama 35040

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SIXTY THOUSAND NINE HUNDRED AND NO/100 (\$60,900.00) DOLLARS

to the undersigned grantor, **LANGSTON BUILDERS, 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

DAVID M. COCKRUM and wife, PAMELA M. COCKRUM

(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

Shelby County, Alabama, to wit:
Lot 8, according to the map and survey of The Roundtable, as recorded in Map Book 7
page 38 in the Probate Office of Shelby County, Alabama; being situated in Shelby
County, Alabama.

SUBJECT TO:

Building setback line of 35 feet reserved from Merlin Drive as shown by plat.
Public utility easements as shown by recorded plat, including a 7.5 foot easement on
the Southwest and East sides, and a 10 foot easement on the North side.
Restrictions, covenants and conditions as set out in instrument recorded in Misc.
Book 24 page 168 in Probate Office of Shelby County, Alabama.
Transmission Line Permit to Alabama Power Company as shown by instrument recorded in
Deed Book 103 page 171 and Deed Book 220 page 46 in Probate Office of Shelby County,
Alabama.
Right of Way granted to Shelby County by instrument recorded in Deed Book 211 page
622 in Probate Office of Shelby County, Alabama.
Easement to South Central Bell as shown by instrument recorded in Deed Book 309 page
341 in Probate Office of Shelby County, Alabama.
No individual lot shall have direct access to Shelby County Road No. 12 or Shelby
County Road No. 22, as shown by recorded plat.
Mineral and mining rights if not owned by Grantor.

\$57,850.00 of the purchase price recited above was paid from a mortgage loan closed
simultaneously herewith.

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,

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 it President,
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 19 day of January 1987

ATTEST:

Deed TAX 3.50
Rec 2.50
Sud 1.00
7.00

Secretary

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

By

Charles Langston

President, Charles Langston

STATE OF ALABAMA

COUNTY OF SHELBY

1987 JAN 30 AM 9:14

Thomas J. Langston, Jr.
JUDGE OF PROBATE

a Notary Public is and for said County in said

I, the undersigned
State, hereby certify that Charles Langston
whose name as President of Langston Builders, 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 is 19th day of

January

1987

David M. Cockrum

Notary Public