

## WARRANTY DEED

This Instrument Was Prepared By:  
Luke A. Henderson, Esq.  
Luke A. Henderson, LLC  
17 Office Park Circle, Ste 150  
Birmingham, AL 35223

Send Tax Notice To:  
Leslie H. Langford  
Crystal B. Langford  
3624 Cheshire Rd.  
Birmingham, AL 35242

STATE OF ALABAMA                    )  
COUNTY OF SHELBY                )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred Eighty Thousand and 00/100 Dollars (\$280,000.00), being the contract sales price, to the undersigned Grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Nancy J. Scruggs**, an unmarried woman (herein referred to as Grantor) does grant, bargain, sell and convey unto **Leslie H. Langford** and **Crystal B. Langford** (herein referred to as Grantees), as joint tenants with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

**Lot 30, according to the Survey of Meadow Brook, Fifth Sector, First Phase, as recorded in Map Book 8, Page 109, in the Probate Office of Shelby County, Alabama.**

Nancy J. Scruggs is the surviving grantee of that certain deed recorded in Instrument #1998-34202, the other grantee, Frank P. Scruggs, Jr., having died on May 17, 2007.

\$266,000.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

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 the 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 15<sup>th</sup> day of May, 2015.

Shelby County, AL 05/21/2015  
State of Alabama  
Deed Tax: \$14.00

*Nancy J. Scruggs, by Dianna R. Lewis*  
Nancy J. Scruggs, by Dianna R. Lewis  
her Attorney in Fact

STATE OF ALABAMA                    )  
COUNTY OF JEFFERSON            )

I, the undersigned, a Notary Public for the State of Alabama, do hereby certify that Dianna R. Lewis, whose name as Attorney in Fact for Nancy J. Scruggs, is signed to the foregoing instrument, and who is known by me, acknowledged before me on this day that, being informed of the contents of said instrument, she in her capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and office seal this the 15th day of May, 2015.

My Commission Expires: 7/26/16

{AFFIX SEAL}

Grantor's Address:  
3612 Cheshire Road  
Birmingham, AL 35242  
Property Address:  
3624 Cheshire Rd.  
Birmingham, AL 35242

*[Signature]*  
Notary Public

