

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

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

That in consideration of Ten & no/100-----DOLLARS
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
William R. Langner, Jr. and wife, Catherine Brown Langner

(herein referred to as grantors) do grant, bargain, sell and convey unto

Steven F. Speer and wife, Nancy L. Speer
(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 5, Block 1, Sector 1, of the Resurvey of George's
Subdivision of Keystone, according to map thereof recorded
in map book 3, page 79, in the office of the Judge of Probate
of Shelby County, Alabama. Mineral and mining rights are
excepted herefrom and said property is conveyed subject to
restrictions of public record in said Probate Office.

Said premises are free and clear of all encumbrances except
current ad valorem taxes now accrued.

STATE OF ALA. SHELBY CO.
I HEREBY CERTIFY THIS
INSTRUMENT WAS FILED
1968 JAN -9 PM 3:12
U.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Judge of Probate

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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES,
their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances,
unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our)
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, we have hereunto set our hand(s) and seal(s), this 8
day of January, 1968.

WITNESS:

H. T. Ozburn
H. T. Ozburn

William R. Langner, Jr. (Seal)
Catherine Brown Langner (Seal)
(Seal)

STATE OF ALABAMA }
Jefferson COUNTY }

General Acknowledgment

I, H. T. Ozburn, a Notary Public in and for said County, in said State,
hereby certify that William R. Langner, Jr. and wife, Catherine Brown Langner,
whose name are signed to the foregoing conveyance, and who are known to me, acknowledged before me
on this day, that, being informed of the contents of the conveyance they executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 8 day of January, A. D., 1968.

Notary Public
My Comm. Expires 6/10/71

401
251