

This instrument was prepared by

(Name) Karl C. Harrison

(Address) _____

Form 1-1-5 Rev. 1-66

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 Twenty Five Hundred and no/100 Dollars and other good and valuable ~~consideration~~ consideration and the assumption by the grantee of the unpaid balance due on that certain mortgage to Shelby County Savings and Loan Assoc. dated July 10, 1964 and recorded in Mortgage Book 289 page 22 to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Melvin F. Buckner and wife, Hazel R. Buckner

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

R. H. Langston and Rhonda W. Langston

(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:

From the northwest corner of Section 14, Township 21 South, Range 3 West, run south along the west boundary of said Section 14 a distance of 1439.8 feet to the point of beginning of the land herein described; thence continue to run south along the west boundary of said Section for a distance of 200.2 feet; thence turn an angle of 92 deg. 29 min. to the left and run a distance of 576.5 feet; thence turn an angle of 126 deg. 36 min. to the left and run a distance of 249 feet; thence turn an angle of 53 deg. 24 min. to the left and run a distance of 41910 feet, more or less, to the point of beginning being a part of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 14, Township 21 South, Range 3 West, and containing 2.29 acres, more or less. EXCEPTING HOWEVER, a strip of land 12 feet wide beginning at the southeast corner and running northwesterly along the east boundary of the above described land for the purpose of a roadway.

Also the right of ingress, egress and regress, in common with Stanley Smith, his heirs, executors, administrators and assigns over the above roadway and over a private road 12 feet wide and 172 feet deep running westward along the south line of the M. L. Davis lot, which right was conveyed to Mr. Henry G. Wilson by deed from E. J. Poole, Jr. and wife, Carmie Wenger Poole, as shown by deed from Stanley Smith to Melvin F. Buckner dated June 15, 1963, recorded in Deed Book 225 page 763 in Probate Office of Shelby County, Alabama.

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 26th day of August, 1969.

WITNESS:

(Seal)

(Seal)

(Seal)

Melvin F. Buckner
Melvin F. Buckner (Seal)

Hazel R. Buckner
Hazel R. Buckner (Seal)

(Seal)

STATE OF ALABAMA

Shelby

COUNTY

General Acknowledgment

I, Martha B. Joiner, a Notary Public in and for said County, in said State, hereby certify that Melvin F. Buckner and wife, Hazel R. Buckner 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 26th day of August, A. D., 1969.

Martha B. Joiner
Notary Public.