

State of Alabama }
SHELBY COUNTY }

1326
KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventeen Hundred and no/100-----(\$1,700.00) ---- DOLLARS

to the undersigned grantor Orbin Langston, Jr. and Helen W. Langston

in hand paid by G. S. Cross and Thelma A. Cross

the receipt whereof is acknowledged we the said Orbin Langston, Jr. and wife,
Helen W. Langston,

do grant, bargain, sell and convey unto the said G. S. Cross and Thelma A. Cross

as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 3-A, in a Resurvey of G. S. Cross Estate, according to map of said subdivision as recorded in the Probate Office of Shelby County, Alabama, in Map Book 5, page 28, said lot being the same as Lot 3-A in Gordon Cross Estates according to map of said subdivision, as recorded in the Probate Office of Shelby County, Alabama, in Map Book 5, Page 15.

Subject to restrictions for Gordon Cross Estates as recorded in the Probate Office of Shelby County, Alabama, in Deed Book 242, Page 100.

Subject to utility permits of record, and easements, and building set back lines as shown on Map of said Subdivision.

TO HAVE AND TO HOLD, To the said G. S. Cross and Thelma A. Cross

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 grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as herein stated;

that we have a good right to sell and convey the same as aforesaid; that we will, and 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 hands and seal,
this 30 day of January, 1970.

WITNESSES:

Jay R. Jones

Orbin Langston, Jr. (SEAL)
Orbin Langston, Jr.

Helen W. Langston (SEAL)
Helen W. Langston

(SEAL)

