

This instrument was prepared by

(Name) Graham-Murphy Real Estate Co.

(Address) P.O. Box 371, Pelham, Alabama 35124

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR, LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty-two Thousand and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Charles L. Langston and wife, Ann Langston

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

Nunis David Riddle Jr., and Nancy C. Riddle

(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 S HELBY County, Alabama to-wit:

Lot 3 of Monte Tierra Subdivision as recorded in Map Book 5 Page 114 in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to easements and restrictions of record.

\$30,400.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1974 JAN - 7 AM 7:32

U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Cone of M. Riddle
JUDGE OF PROBATE

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Shelby Cnty Judge of Probate, AL
01/07/1974 12:00:00 AM FILED/CERT

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 X (we) do for ~~myself~~ (ourselves) and for ~~my~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~myself~~ (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 X (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 20 day of December, 1973

WITNESS:

(Seal)

(Seal)

(Seal)

Charles L. Langston (Seal)

Ann Langston (Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles L. Langston and wife, Ann Langston whose name s 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 20 day of December

Jerry Wayne Russell
Notary Public