

This instrument was prepared by

(Name) SLOAN Y. BASHINSKY, II

(Address) 503 City Federal Building, Birmingham, Alabama 35203

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 NINE HUNDRED AND NO/100----- DOLLARS
(\$32,900.00) See Mtg 338-481

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

WILLIE JAMES PARKER, JR., and wife, WANDA K.

(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 6 Block 4 according to Survey of Shelena Estates as recorded in Map Book 5 page 25 in Probate Office of Shelby County, Alabama.

Situated in town of Helena, Shelby County, Alabama.

Subject to all easements, restrictions, set back lines, right of ways, limitations, if any, of record.

The proceeds of a mortgage loan in the amount of THIRTY-TWO THOUSAND NINE HUNDRED AND NO/100 (\$32,900.00) DOLLARS executed simultaneously herewith has been applied to the purchase price of the property conveyed to GRANTEES herein.

19740416000018040 1/1 \$.00
Shelby Cnty Judge of Probate, AL
04/16/1974 12:00:00 AM FILED/CERT

STATE OF ALABAMA SHELBY CO.
JUDGE OF PROBATE
REC. BK. & PAGE AS SHOWN ABOVE
1974 APR 16 AM 8:14
INSTRUMENT WAS FILED
See Mtg 338-481

BOOK 286 PAGE 411

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 11th day of APRIL, 1974.

WITNESS:

(Seal)

x Charles Langston (Seal)
CHARLES L. LANGSTON

(Seal)

x Ann Langston (Seal)
ANN LANGSTON

(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 names 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of APRIL

Jerry Wayne Russell
Notary Public
A. D. 1974