

This instrument was prepared by

(Name) Polly Walton 6475

(Address) 108 North 19th Street, Bessemer, Ala. 35080

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,

See Mtg 340-268

That in consideration of Forty One Thousand, Five Hundred and no/100 (\$41,500.00 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Donald Ray Bailey and wife, Barbara Ann Bailey
(herein referred to as grantors) do grant, bargain, sell and convey unto

James B. Langston and wife, Donna C. 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:

Lot 54, Block 1, according to the Survey of Cahaba Valley Estates, Third Sector, as recorded in Map Book 5, on Page 107, in the Probate Office of Shelby County, Alabama. Situated in Town of Pelham, Alabama, Shelby County, Alabama.

Subject to all easements, restrictions and limitations of record.

\$35,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously with delivery of this deed.

19740624000030890 1/1 \$.00
Shelby Cnty Judge of Probate, AL
06/24/1974 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1974 JUN 24 AM 8:04
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 21st day of June, 1974.

WITNESS:

(Seal)
(Seal)
(Seal)

Donald Ray Bailey (Seal)
(Donald Ray Bailey)
Barbara Ann Bailey (Seal)
(Barbara Ann Bailey)

STATE OF ALABAMA }
Jefferson COUNTY }

General Acknowledgment

I, the Undersigned, a Notary Public in and for said County, in said State, hereby certify that Donald Ray Bailey and wife, Donna C. Bailey 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of June, A. D., 1974

Notary Public.