

(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

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THIRTY THREE THOUSAND THREE HUNDRED AND NO/100 DOLLARS
 (\$33,300.00) *see M+ 340-707*

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

BEVIS N. HAYES and wife, PETTY B. HAYES

(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 15 of Monte Tierra Subdivision, as recorded in Map Book 5
page 114 in Office of Judge of Probate of Shelby County, Alabama.
Situatd in Shelby County, Alabama.

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

The proceeds of a mortgage loan in the principal amount of \$33,000.00 executed simultaneously herewith have been applied to the purchase price of the real property conveyed to Grantees herein.

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197407160000035150 1/1 \$.00
Shelby Cnty Judge of Probate, AL
07/16/1974 12:00:00 AM FILED/CERT

STATE OF ALA. SHERIFF CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
Reed
1974 JUL 16 AM 8:15
UCC FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Consolidated
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 12 day of July, 1974.

WITNESS:

_____ (Seal)

Charles L. Langston (Seal)
CHARLES L. LANGSTON

_____ (Seal)

ANN M. LANGSTON (Seal)

..... (Seal)

General Acknowledgment

STATE OF ALABAMA
JEFFERSON COUNTY

I, SLOAN V. BASHINSKY, II, a Notary Public in and for said County, in said State,
hereby certify that Charles L. Langston and wife, Ann M. 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 12th day of July

A. D. 19...

Notary Public.