

THIS INSTRUMENT PREPARED BY:

James J. Odom, Jr.  
620 North 22nd Street  
Birmingham, Alabama

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.

State of Alabama

SHELBY

COUNTY

Know All Men By These Presents,

That in consideration of Thirty-six Thousand and No/100----- DOLLARS  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we,

James W. Langston and wife, Peggy S. Langston,

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

Robert J. Dow and Ginette Dow

(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 No. 5 of Hickory Hills Subdivision, according to the map or plat thereof recorded in Map Book 5, at Page 103, in the Office of the Judge of Probate of Shelby County, Alabama.

Less and except mineral and mining rights.

Situated in town of Alabaster, Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Title to minerals underlying caption land with mining rights and privileges belonging thereto as shown by deed dated June 16, 1900 and recorded in Deed Book 36, at Page 557; (3) Subject to 30 foot building set back line from Hickory Hills Drive, as shown on the map or plat of said subdivision recorded in Map Book 5, at Page 103; (4) Restrictions, limitations, conditions, and easements imposed upon said real estate by that certain instrument entitled, "Restrictions for Hickory Hills Subdivision" dated May 5, 1972 and recorded in Miscellaneous Book 1, Page 526.

\$26,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

19741223000061280 1/1 \$ .00  
Shelby Cnty Judge of Probate, AL  
12/23/1974 12:00:00AM 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 ~~XXX~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances:

that ~~X~~ (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 hands and seals, this 19th day of December, 1974.

WITNESS:

State of ALABAMA

JEFFERSON

COUNTY

General Acknowledgement

I, the undersigned, James W. Langston and wife, Peggy S. Langston, a Notary Public in and for said County, in said State, hereby certify that 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 19th day of December, A. D., 19 74.