

This instrument was prepared by

(Name) Sloan Y. Bashinsky, II, Attorney at Law 3032

(Address) 503 CityFederal 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-Eight Thousand Seven Hundred and No/100--(\$38,700.00) 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 M. Langston

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

James M. Hester and wife, Patricia R. Hester

(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 56, Woodland Hills, 1st Phase, 4th Sector, as recorded in Map Book 6 Page 24, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

Subject to easements, restrictions and rights of way of record.

\$33,700.00 of the consideration recited above was paid from a mortgage loan closed simultaneously herewith.

19750317000011660 1/1 \$.00
Shelby Cnty Judge of Probate, AL
03/17/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1975 MAR 17 AM 7:28
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
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 14th day of March, 1975.

WITNESS:

(Seal)
(Seal)
(Seal)

x Charles L. Langston (Seal)
Charles L. Langston
x Ann M. Langston (Seal)
Ann M. Langston
(Seal)

STATE OF ALABAMA

JEFFERSON

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 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 14th day of March, A. D., 1975

Sloan Y. Bashinsky, II
Notary Public

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