19790521000062210 1/1 $.00
Shelby Cnty Judge of Probate, AL
05/21/1979 12:00:00AM FILED/CERT

This instrument was prepared by

(Name) R. A. Ferguson, Jr. 318

(Address) 331 Frank Nelson Building, Birmingham, Alabama 35203

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF SHELBY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIFTY FIVE THOUSAND, FIVE HUNDRED AND NONE/100($55,500.00)

to the undersigned grantor, Bill Langston Construction, Inc. a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Ralph A. Lung and wife, Connie D. Lung

(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:

Lot 9, according to Survey of Scottsdale - First Addition, as recorded in Map Book 7, page 14, in the Office of the Judge of Probate of Shelby County, Alabama. Situated in Shelby County, Alabama.

35-foot building set back line from Henry Drive.

Utility easements as shown on recorded map of said subdivision.

Pipe line easements to Southern Natural Gas Co. dated July 16, 1929, recorded in Deed Book 90, Page 60, and dated Aug. 28, 1958, recorded in Deed Book 195, Page 402, in Probate Office.

Transmission line permits to Alabama Power Company recorded in Deed book 164, Page 171; in Deed book 216, Page 104, and in Deed Book 245, Page 108, in Probate Office

Permit to South Central Bell Telephone Company dated Nov. 19, 1974, recorded in Deed Book 289, Page 890, in Probate Office.

Restrictive covenants and conditions recorded in Misc. Book 22, Page 338, and this binder insures that said restrictions have not been violated and future violation will not result in forfeiture or reversion of title.

Permit to Alabama Power Company and South Central Bell, recorded in Deed Book 310, Page 219, in Probate Office.

$49,950.00 of the purchase price was paid by a mortgage that was closed simultaniously herewith.

BOOK 319 PAGE 671 319 380

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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 30 day of April 19 79

ATTEST:

Secretary

By Bill Langston
President

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
FILED
79 MAY -7 AM 9:17
JUDGE OF PROBATE

rec. 1.50
Ind. 1.00
2.50

Deed 6.00
Rec. 1.50
Ind. 1.00
8.50

Seq. 391-229

STATE OF ALABAMA
COUNTY OF JEFFERSON

NO TAX COLLECTED

I, Ralph A. Ferguson, Jr. a Notary Public in and for said County in said State, hereby certify that Bill Langston whose name as the President of Bill Lnagston Construction, Inc. a corporation, is signed to the foregoing conveyance, and who is known to me, ackuowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 30th day of April 19 79

Ralph A. Ferguson Jr.
Notary Public

LEACH, HAMPE, DILLARD & FERGUSON
SUITE 331, THIRD FLOOR
FRANK NELSON BUILDING
BIRMINGHAM, ALABAMA 35203