This instrument was prepared by

(Name) John N. Ferree, Jr., Attorney at Law 316

(Address) P. O. Box 1007, Alabaster, Al 35007

Form 1-1-7 Rev. 8-70 CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

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

That in consideration of FIFTY-FIVE THOUSAND, NINE HUNDRED AND no/100 DOLLARS

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

John A. McCraw & wife, Beverly J. McCraw

(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 96, of Kingwood Third Addition, as recorded in Map Book 7, Page 26, in the Office of the Judge of Probate of Shelby County, Alabama, EXCEPT that part of Lot 96 more particularly described as follows: Begin at the Northeast corner of said Lot 96; thence in a Southerly direction along the East property line of said Lot 96, a distance of 22.07 feet; thence 88 deg. 39 min. 45 sec. right in a Westerly direction, a distance of 153.05 feet to a point on the Southwest property line of said Lot 96; thence 63 deg. 53 min. 15 sec. right in a Northwesterly direction along said Southwest property line, a distance of 28.9 feet to the Northwest corner of said Lot 96; thence 117 deg. 27 min. right in an Easterly direction along the North line of said Lot 96 a distance of 166.40 feet to the point of beginning.
Situated in Shelby County, Alabama.

19790809000101970 1/1 $.00
Shelby Cnty Judge of Probate,AL
08/09/1979 12:00:00AM FILED/CERT

BOOK 333

$27,900.00 of the purchase price recited above was paid from a purchase money mortgage closed simultaneously herewith.

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, unless otherwise noted above, 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, William Langston who is authorized to execute this conveyance, has hereto set its signature and seal, this the 7th day of August, 1979.

ATTEST: BILL LANGSTON CONSTRUCTION, INC.

Secretary By William Langston
William Langston, President

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
1979 AUG 8 AM 8:10
JUDGE OF PROBATE

Deed 28.00
Rec. 1.00
Cert. 1.00
30.00

STATE OF ALABAMA
COUNTY OF SHELBY }

I, the undersigned a Notary Public in and for said County in said State, hereby certify that William Lanston, whose name as President of Bill Langston 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 7th day of August, 1979.

Notary Public

John N. Ferree, Jr.
Attorney at Law
P. O. Box 1007
Alabaster, Al 35007