This instrument was prepared by

(Name) Michael F. Bolin, Attorney at Law

(Address) 933 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 JEFFERSON } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty-Three Thousand Two Hundred Fifty and no/100-----($63,250.00)-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

James B. Boyd and wife Karen S. Boyd

(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 30, according to the Survey of Dearing Downs, as recorded in Map Book 6, Page 136, in the Probate Office of Shelby County, Alabama. Situated in the Town of Helena, Shelby County, Alabama.

SUBJECT TO:
Ad valorem taxes for the year 1979.
35 foot building setback line from Dearing Downs Drive.
20 foot utility easemetn over South side and 5-foot over East and West sides, as shown on recorded map.
Restrictions filed for record on February 9, 1977, recorded in Misc. Book 18, Page 593, in Probate Office.
Transmission line permit to Alabama Power Company dated September 10, 1952, recorded in Deed Book 155, Page 107, in Probate Office.
Permit to Alabama Power Company and South Central Bell, dated Feb. 10, 1977, and recorded in Deed Book 306, Page 721, in Probate Office.

$40,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith delivery of this deed.

BOOK 321 PAGE 792

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Shelby Cnty Judge of Probate,AL
09/05/1979 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 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, William Langston who is authorized to execute this conveyance, has hereto set its signature and seal, this the 23 day of August 19 79

ATTEST:

Secretary

By William Langston
President

STATE OF ALABAMA SHELBY CO.
I CERTIFY THIS
79 SEP -5 AM 8:27

Rec 7.00 - 23.50
Ex. 1.50
Int. 1.00
26.00

395 - 723

STATE OF ALABAMA
COUNTY OF JEFFERSON )

I, the undersigned a Notary Public in and for said County in said State, hereby certify that William Langston 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 23 day of August 19 79

Notary Public

My Commission Expires:

[redacted] [redacted] [redacted]

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