

This instrument was prepared by

(Name) Doris T. Trimm

(Address) 1900 Indian Lake Drive Birmingham, Al 35244

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of NINETY THOUSAND and NO/100----- DOLLARS
(90,000.00)

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

John P. Leonard a single man

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

James G. Langan & wife Eleen Langan

(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 314, according to Chandalar South, Sixth Sector Addition as recorded in Map Book 7 Page 50 in the Probate Office of Shelby County, Alabama: being situated in Shelby County, Alabama.

Subject to existing easements, restrictions, set-back-lines, right-of-ways, limitations if any of record.

Eileen Langan and Eleen Langan are one and the same person.

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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, I have hereunto set my hand(s) and seal(s), this 14 day of October, 1983.

WITNESS:

Deed TAX 9000 STATE OF ALA. SHELBY CO. (Seal)
Lee 150.00 COUNTY INS. (Seal)
Jud 1.00 (Seal)
92.50 1983 OCT 17 PM 5:39 (Seal)

John P. Leonard (Seal)
John P. Leonard (Seal)

Thomas A. Leonard, Jr. (Seal)
JUDGE OF PROBATE

STATE OF ALABAMA

Shelby

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John P. Leonard a single man whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14 day of October, A. D. 1983

Billie R. Parsons
Notary Public.

Iron & Steel