

This instrument was prepared by

(Name) COURTNEY H. MASON, JR., P.A.

(Address) ALABASTER, ALABAMA 35007



CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA  
COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIFTY-EIGHT THOUSAND NINE HUNDRED AND NO/100TH (\$58,900.00) DOLLARS

to the undersigned grantor, LANGSTON BUILDERS, 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

MARK F. CHMELAR AND WIFE, GAIL A. CHMELAR

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in \_\_\_\_\_

SHELBY County, Alabama to-wit:

Lot 31, according to the survey of Scottsdale, Second Addition as recorded in Map Book 7, Page 118, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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

\$38,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTOR'S ADDRESS: P. O. Box 9, Pelham, AL 35124

GRANTEES' ADDRESS: 1121 Henry Drive, Alabaster, Alabama 35007

FILED IN ALABAMA SHELBY CO.  
I CERTIFY THIS  
DEED WAS FILED

1983 NOV 30 PM 1:23  
439-991

*Thomas A. Shumaker, Jr.*  
NOTARY PUBLIC

*duel tax 21.00*  
*Rec 1.50*  
*Ind 1.00*  
*23.50*

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship. 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, CHARLES L. LANGSTON who is authorized to execute this conveyance, has hereto set its signature and seal, this the 30TH day of NOVEMBER 19 83

ATTEST:

LANGSTON BUILDERS, INC.

Secretary

By *Charles L. Langston*  
CHARLES L. LANGSTON

President

STATE OF ALABAMA  
COUNTY OF SHELBY

I, THE UNDERSIGNED  
State, hereby certify that CHARLES L. LANGSTON  
whose name as THE President of LANGSTON BUILDERS, INC.  
a corporation, 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, he, as such officer and with full authority executed the same voluntarily for and as the act of said corporation,

a Notary Public in and for said County in said

Given under my hand and official seal, this the 30TH day of

*Langston*  
NOVEMBER 1983

Notary Public