



This instrument was prepared by

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(Address) P.O. Box 557
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WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Thousand and no/100----- (\$1,000.00)----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
W.H. Langston and wife, Zella Langston

(herein referred to as grantors) do grant, bargain, sell and convey unto
✓ Steve Davis and Deborah Davis

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in _____
Shelby County, Alabama to-wit:

A parcel of land off the East side of the real property conveyed in deed recorded in Deed Book 115, Page 245, in the Probate Office of Shelby County, Alabama, more particularly described as: Beginning at the NE corner of the L.B. Vernon land; thence running 191 feet North; thence West 150 feet; thence South 191 feet; thence East 150 feet to the point of beginning, located in Section 5, Township 22 South, Range 3 West, Shelby County, Alabama.

ALSO, an easement for ingress and egress 15 feet wide over the existing drive and the real property of Grantors described in deed recorded in Deed Book 107, Page 516, in the Probate Office of Shelby County, Alabama. Grantees agree as partial consideration to maintain this easement over the existing driveway.

In the event Grantees shall decide to sell the above described real property, they shall first offer the real property to Grantors for the price and on the terms of the intended sale. Grantors shall have thirty (30) days from such offer in which to accept or reject the same. This provision shall inure to the benefit of Grantors, their heirs and representatives, and shall continue in force and effect for a period of 1-50 years.

Grantors address:
Route 5, Box 192,
Montevallo, Alabama 35115

BOOK 351 PAGE 997

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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, we have hereunto set our hand(s) and seal(s), this 6th day of December, 19 83

WITNESS:

W.H. Langston (Seal)
W.H. Langston (Seal)
Zella Langston (Seal)
Zella Langston (Seal)

1983 DEC 16 AM 11:13
Deed tax 1.00
Rec 1.50
And 1.00
3.50

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that W.H. Langston and wife, Zella Langston whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of December A. D., 19 83

Rt. 5 Box-191
Montevallo, Al.
35115

Ann P. Amos