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SEND TAX NOTICE TO:

(Name) Eugene E. Langner, Jr.

This instrument was prepared by

(Address) 616 Elm Street
Birmingham, Alabama 35206

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA 35051

Form 115 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty-six thousand five hundred and no/100 (\$36,500.00)-----DOLLARS,
AND OTHER GOOD AND VALUABLE CONSIDERATION.

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

Eugene E. Langner and wife, Leo J. Langner

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

Eugene E. Langner, Jr. and wife, Anne H. Langner

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

Shelby

County, Alabama to-wit:

That certain parcel of land in Section 12, Township 24 North, Range 15 East, Shelby County, described as follows, to-wit: Commence at the Northwest corner of Lot No. 1 of the Pine Grove Camp Subdivision as shown in Map Book 4 on page 8 on record in the Shelby County Probate Office; thence from said point run South 3 deg. and 30 min. East along the West boundary of said Lot No. 1 for approximately 58 feet to the North boundary of Pine Street; thence run in a Westerly direction along the North boundary of said Pine Street for a distance of 100 feet to the point of beginning of the parcel of land herein described; thence from said point of beginning run North 3 deg. and 30 min. West and along the West boundary of Spear lot, 82½ feet, more or less, to the 397 foot contour line above mean sea level as established by the United States Coast and Geodetic Survey, as adjusted in July, 1955; thence run Westerly or Northwesterly along said 397 foot contour line to the intersection thereof with the South boundary of Riverfront Street; thence South 53 deg. and 13 min. West along the South boundary of said Riverfront Street 168 feet, more or less, to the Northeast corner of the Ward lot; thence run in a Southerly direction along the East boundary of said Ward lot 101 feet, more or less, to the North boundary of Pine Street; thence run in an Easterly direction along the North boundary of Pine Street 290 feet, more or less, to the point of beginning and ending of the parcel of land herein described. Said land lying in the SE¼ of the SE¼ of Section 12, Township 24 North, Range 15 East, Shelby County, including the house, boat house and utility house situated thereon.

Minerals and mining rights, transmission line permits to Alabama Power Company, and water rights conveyed to Alabama Power Company, as shown by deeds recorded in Deed Book 52 at page 176 and in Deed book 243 at page 271, Office of Judge of Probate of Shelby County, Alabama, are excepted.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 8th

day of June 1984

WITNESS:

I CERTIFY THIS
INSTRUMENT WAS FILED

Deed TAX 36.50
Rec 1.50
1984 JUN 13 AM 10:46
39.00
JUDGE OF PROBATE (Seal)

Eugene E. Langner (Seal)
Eugene E. Langner (Seal)
Leo J. Langner (Seal)
Leo J. Langner (Seal)

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Eugene E. Langner and wife, Leo J. Langner whose name S 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 8th day of June A.D., 1984

Notary Public