



american title insurance company

2119 - 3RD AVENUE NORTH • BIRMINGHAM, AL 35203 • (205) 254-9080

Route 1 Box 127F  
Chelsea, AL

This instrument was prepared by

(Name) Lamar Ham

(Address) 3512 Old Montgomery Highway, Birmingham, AL

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

STATE OF ALABAMA

Jefferson

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventy Seven Thousand and 00/100 DOLLARS

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

Clyde B. Langner and wife, Nancy H. Langner

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

David Royce Cochran and Karen Ann Cochran

(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:

See Attached Exhibit "A" for legal description.

Subject to current taxes, easements, restrictions, mineral and mining rights, and rights of way of record.

\$ 59,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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, WE have hereunto set OUR hand(s) and seal(s), this 11th day of June, 19 84.

WITNESS:

(Seal)

(Seal)

(Seal)

Clyde B. Langner  
Clyde B. Langner

(Seal)

(Seal)

(Seal)

Nancy H. Langner  
Nancy H. Langner

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Clyde B. Langner and wife, Nancy H. 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 11th day of June, A. D., 19 84.

NOTARY

[Signature]  
Notary Public.  
My Commission Expires November 9, 1985

BOOK 356 PAGE 543

"EXHIBIT A"

Part of the SW 1/4 of SE 1/4 of Section 33, Township 19 South of Range 1, West and being more particularly described as follows:

Commence at the NW corner of said 1/4-1/4 section; thence east along the north line of same a distance of 335.23 feet to the center line of a public road; thence 145 degrees 43 minutes to the right in a southwesterly direction a distance of 35.66 feet; thence 65 degrees 15 minutes to the left in a southeasterly direction a distance of 174.65 feet; thence 106 degrees 00 minutes to the left in a northeasterly direction a distance of 20.91 feet to the point of beginning of tract herein described; thence continue along the last named course a distance of 409.51 feet; thence 93 degrees 12 minutes to the right in a southeasterly direction a distance of 200.89 feet; thence 86 degrees 48 minutes to the right in a southwesterly direction a distance of 459.81 feet; thence 106 degrees 00 minutes to the right in a northwesterly direction a distance of 210.00 feet to the point of beginning.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

1984 JUN 18 AM 9:14  
See Mts 450-772  
JUDGE OF PROBATE

Deed TAX 18.00  
Rec 3.00  
Fund 1.00  
22.00