

# Cahaba Title, Inc.

Highway 31 South at Valleydale Rd., P.O. Box 689

Pelham, Alabama 35124

Phone (205) 988-5600

Policy Issuing Agent for

SAFECO Title Insurance Company



This instrument was prepared by

(Name) Courtney H. Mason, Jr.

P. O. Box 360187

(Address) Birmingham, Alabama 35236-0187

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of NINETY TWO THOUSAND AND NO/100TH (\$92,000.00) DOLLARS

to the undersigned grantor, **BILL LANGSTON CONSTRUCTION COMPANY, 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

**ROBERT HORST AND WIFE, JUDY HORST**

(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.**

Lot B, according to the survey of Sunny Meadows, Phase Three as recorded in Map Book 8 page 171 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.

Grantee's Address: 3117 Sunny Meadows Lane, Birmingham, Alabama 35243

BOOK 039 PAGE 834

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

1985 SEP -3 AM 11: 13

*Thomas H. ...*  
JUDGE

### RECORDING FEES

Mortgage Tax	\$	_____
Deed Tax		<u>92.00</u>
Miscel Tax		_____
Recording Fee		<u>2.50</u>
Index Fee		<u>1.00</u>
TOTAL	\$	<u>95.50</u>

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 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, **WILLIAM LANGSTON** who is authorized to execute this conveyance, has hereto set its signature and seal, this the 30th day of August 19 85

ATTEST:

**BILL LANGSTON CONSTRUCTION COMPANY, INC.**

By *William Langston*  
**WILLIAM LANGSTON** President

STATE OF ALABAMA  
COUNTY OF SHELBY

I, **THE UNDERSIGNED**, a Notary Public in and for said County in said State, hereby certify that **WILLIAM LANGSTON** whose name as **THE** President of **BILL LANGSTON CONSTRUCTION COMPANY, 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,

Given under my hand and official seal, this the 30TH day of AUGUST, 1985.

*[Signature]*  
Notary Public