

2442

(Name) Jose N. DeAravjo  
 912 5th Court, NW  
 (Address) Alabaster, AL 35007

This instrument was prepared by

(Name) ✓ Frank K. Bynum  
 2100 Sixteenth Avenue South  
 (Address) Birmingham, AL 35205

Form 1-1-7 Rev. 5/82

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

STATE OF ALABAMA

COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of SEVENTY-THREE THOUSAND FIVE HUNDRED AND NO/100-----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

Jose N. DeAravjo and Frances DeAravjo

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

Lot 32, according to the survey of Hamlet, 5th Sector, as recorded in Map Book 9, page 70 in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

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

\$ 69,800.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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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 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, unless otherwise noted above, 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 Vice President, Charles W. Langston  
 who is authorized to execute this conveyance, has hereto set its signature and seal, this the 10th day of October 1985.

NOTES: Deed TAX 4.00  
 Rec 2.50  
 Ins 1.00  
 7.50  
 STATE OF ALA. SHELBY CO.  
 I CERTIFY THIS  
 INSTRUMENT WAS FILED

LANGSTON BUILDERS, INC.

By Charles W. Langston Vice President  
Charles W. Langston President

STATE OF Alabama  
 COUNTY OF Jefferson

1985 OCT 14 PM 12:46

Thomas A. Langston, Jr.  
 JUDGE OF PROBATE

I, the Undersigned  
 State, hereby certify that Charles W. Langston  
 whose name as Vice President of Langston Builders, Inc.  
 a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me 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 10th day of October 1985

NOTARY Public in and for said County in said  
Frank L. Bynum  
 Notary Public