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This Form furnished by:

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) Daniel M. Spitler

Attorney at Law

(Address) 108 Chandalar Drive
Pelham, Alabama 35124

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 SEVENTY-SIX THOUSAND NINE HUNDRED AND NO/100 (\$76,900.00) 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

RICHARD D. HAYES and wife, BARBARA DIX HAYES

(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:

Lot 87, according to the Survey of Willow Creek, Phase II as recorded in Map Book 9, pages 102 A & B in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

35' Building Line as shown by recorded Map.

15' Easement rear and a 10' Easement west as shown by recorded Map.

Right of Way to Alabama Power Company and South Central Bell as recorded in Real 50, page 252 in the Probate Office of Shelby County, Alabama.

Mining and mineral rights and rights incident thereto as recorded in Volume 308, page 136 in said Probate Office of Shelby County, Alabama.

Easement as recorded in Volume 308, page 255 in said Probate Office of Shelby County, Alabama.

\$73,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT IS FILED

1986 MAR 31 AM 9:13

Thomas W. Langston, Jr.
JUDGE OF PROBATE

1. Deed Tax \$ 4.00
2. Mtg. Tax
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 7.50

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,
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 24th day of March 19 86.

ATTEST:

LANGSTON BUILDERS, INC.

By *Charles L. Langston, Jr.*
Charles L. Langston, President

Secretary

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned a Notary Public in and for said County in said State, hereby certify that **CHARLES L. LANGSTON**, whose name as President of **LANGSTON BUILDERS, 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 24th day of March 19 86.

David F. Felt
Notary Public