

This instrument was prepared by

(Name) Sharon McDonald

(Address) 2121 Highland Avenue, Suite 110
Birmingham, AL 35205

Corporation Form Warranty Deed

686

This Form furnished by:

Cahaba Title, Inc.

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

Pelham, Alabama 35124

Phone (205) 968-6600

Policy Issuing Agent for



SAFECO Title Insurance Company

STATE OF ALABAMA

COUNTY OF Jefferson

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty Six Thousand Five Hundred Five and no/100 DOLLARS,

to the undersigned grantor, Little Ridge, An Alabama Partnership

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto
LANGSTON BUILDERS, INC.

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby
County, Alabama

Lot 49 according to the survey of Little Ridge Estates, as recorded in Map Book 9, Page 174, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

1. Restrictions, covenants, and conditions as set out in instrument recorded in Deed Book 206, page 448 in Probate Office.
2. Transmission line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 124, Page 516 in Probate Office.
3. Right-of-way granted to Shelby County by instrument recorded in Deed Book 135 Page 53 in Probate Office.
4. Building setback lines and public utility easements as shown by recorded plat.

BOOK 094 PAGE 471

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or their heirs and assigns, that it 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 GRANTEE, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its Partners who are authorized to execute this conveyance, hereto set its signature and seal,

this the 19th day of August, 19 86

ATTEST:

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned

hereby certify that C. H. Estes, III and J. H. Estes

whose name as Partners of Little Ridge, An Alabama Partnership are 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 Partnership.

Given under my hand and official seal, this the 19th day of August, 19 86

FIRST ALABAMA BANK

SHELBY COUNTY

P. O. BOX 633

HELENA, ALABAMA

Form ALA-32 (Rev. 12-74)

NOTARY PUBLIC

Notary Public

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