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This instrument was prepared by:

(Name) First Real Estate
(Address) P.O. Box 9 Pelham, AL 35124

Send Tax Notice to:

(Name) _____
(Address) _____

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty Thousand and No/100ths (\$30,000.00)----- DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Roy L. Martin, a married man and Jack A. McGuire, a married man (herein referred to as grantors) do grant, bargain, sell and convey unto

Charles L. Langston and Ann M. Langston (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:

A parcel of land in the South $\frac{1}{2}$ of the North $\frac{1}{2}$ of Section 13, Township 20 South, Range 3 West Shelby County, Alabama, described as follows: Commence at the Southwest corner of said Section 13; thence run East along the South Section line 979.82 feet; thence turn left 66 deg. 15 min. 04 sec. and run Northeast 2875.60 feet to the point of beginning; thence continue last course 138.50 feet; thence turn right 00 deg. 37 min. 48 sec. and continue Northeast 25.41 feet; thence turn right 97 deg. 20 min. 49 sec. and run Southeast 278.01 feet to a point on a curve on the Westerly right of way of Yeager Parkway; thence turn right 9 deg. 46 min. 17 sec. to the tangent of a counterclockwise curve having a delta angle of 02 deg. 01 min. 51 sec. and a radius of 4582.00 feet and run along the arc of said curve 162.41 feet; thence turn right 92 deg. 15 min. 34 sec. from tangent and run Northwest 259.07 feet to the point of beginning; being situated in Shelby County, Alabama.

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

This property is not Homestead Property as defined by the Code of Alabama.

BOOK 151 PAGE 825

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 for 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 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 17th day of September, 19 87

WITNESS

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

1987 SEP 21 AM 9:22 (Seal)

(Seal)

Thomas A. Snowling Jr. (Seal)

JUDGE OF PROBATE

STATE OF ALABAMA

Shelby

COUNTY }

General Acknowledgment

I, the Undersigned, a Notary Public in and for said County, in said State, hereby certify that Roy L. Martin, a married man and Jack A. McGuire, a married man whose name 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 17th day of September, A.D., 19 87

10-1-88

Carol Joyce Upmeyer
Notary Public

Roy L. Martin (Seal)
Jack A. McGuire (Seal)
Recd TAX 30.00 (Seal)
2.50
1.00
33.50