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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

William Langston and Mabelle 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 943.43 feet; thence turn left 65 deg. 37 min. 16 sec. and run Northeast 3054.35 feet to the point of beginning; thence continue last course 111.00 feet; thence turn right 81 deg. 29 min. 39 sec. and run East 304.30 feet to the Westerly right of way of Yeager Parkway; thence turn right 106 deg. 02 min. 41 sec. and run Southwest along said right of way 159.56 feet to the point of a counterclockwise curve having a delta angle of 00 deg. 25 min 15 sec. and a radius of 4582.00 feet; thence run along the arc of said curve 33.65 feet; thence turn right from the tangent of said curve 90 deg. 13 min. 43 sec. and run Westerly 278.01 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.

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

and Tax \$ 30.00

eg. Tax 2.50

Recording Fee 1.00

Notary Fee 33.50

1987 SEP 21 AM 9:24

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 Yancy

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