

341

SEND TAX NOTICE TO:

(Name) \_\_\_\_\_

(Address) \_\_\_\_\_

This instrument was prepared by

(Name) Ruth S. Capra(Address) 100 Centerview Drive Birmingham, Al. 35216

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

Jefferson

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Three Thousand Six Hundred Twenty-two and 11/100 <sup>0471</sup> DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Debra S. Houston Mooney, a married woman

(herein referred to as grantors) do grant, bargain, sell and convey unto

Jack Randall Langston and wife, Jenifer S. Langston

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

Shelby County, Alabama to-wit:

210 Meadowlark Drive, Montevallo, Alabama, more particularly described as:

Lot 13, Block 5, according to the Survey of Meadowview, First Sector, Addition, as recorded in Map Book 6, Page 109, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to easements and restrictions of record.

And as further consideration, the grantees herein expressly assume and promise to pay that certain mortgage executed by Debra S. Houston, a single woman, to Hall Financial Services, Inc., recorded in Book 451, Page 606, and transferred and assigned to Jefferson Federal Savings and Loan Association of Birmingham, by instrument recorded in Book 57, Page 473, in said Probate Office, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

This property is not the homestead of the grantor.

Debra S. Houston and Debra S. Houston Mooney are one and the same person.

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 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 said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 29<sup>th</sup>day of April, 19 88

WITNESS:

STATE OF ALA. SHELBY  
I CERTIFY THIS  
INSTRUMENT WAS FILED

88 JUN -3 PM 2:09

JUDGE OF PROBATE

Deed tax 4.00  
Rec 2.50  
Due 1.50  
7.50

Debra S. Houston Mooney (Seal)  
Debra S. Houston Mooney (Seal)

STATE OF ALABAMA  
JEFFERSON

COUNTY

I, Ruth S. Capra, a Notary Public in and for said County, in said State, hereby certify that Debra S. Houston Mooney, a married woman whose name 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29<sup>th</sup>day of AprilA.D., 19 88

My commission expires

Notary Public