

689

This instrument was prepared by:

(Name) Daniel M. Spitler, Attorney(Address) 108 Chandalar Drive
Pelham, Alabama 35124

Send Tax Notice to:

(Name) Mr. William Richard Langley(Address) 1106 Independence Drive
Alabaster, Alabama 35007**CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of NINETY-THREE THOUSAND AND NO/100 (\$93,900.00) DOLLARS

to the undersigned grantor, ROY MARTIN CONSTRUCTION, INC.

a corporation,

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

WILLIAM RICHARD LANGLEY and wife, REBECCA JONES LANGLEY

(herein referred to as GRANTEEES) 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 Autumn Ridge, as recorded in Map Book 12 Pages 4, 5 and 6, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

SUBJECT TO:

Building setback line of 35 feet reserved from Independence Drive as shown by plat.

Public utility easements as shown by recorded plat, including 7.5 foot easement on the Rear.

Restrictions, covenants and conditions as set out in instrument recorded in Real 174 page 504 in Probate Office.

Mineral and mining rights as referred to in Real 150 page 648 in Probate Office.

\$41,600.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

1. Doc. Tax \$ 52.50

2. Mig. Tax _____

3. Recording Fee 2.504. Indexing Fee 1.00TOTAL \$56.00

TO HAVE AND TO HOLD, To the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by it President,
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 30th day of August 1988.

ATTEST:

Secretary

STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED

By

ROY MARTIN CONSTRUCTION, INC.

President, Roy L. Martin

STATE OF ALABAMA

COUNTY OF SHELBY

88 SEP -9 AM 11:29

JUDGE OF PROBATE

I, the undersigned
State, hereby certify that Roy L. Martin
whose name as President of ROY MARTIN CONSTRUCTION, INC.

a Notary Public is and for said County in said

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 is 30th day of August

1988

1/25/90

My Commission Expires

Notary Public

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