

This instrument was prepared by

64

COURTNEY H. MASON, JR.  
100 Concourse Pkwy., Suite 350  
Birmingham, Alabama 35244

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED TEN THOUSAND TWO HUNDRED & NO/100— (\$110,200.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Langston Builders, Inc. (herein referred to as grantors), do grant, bargain, sell and convey unto Kenneth McGrue and wife, Linda S. McGrue (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 and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 16, according to the Survey of Navajo Hills, Ninth Sector, as recorded in Map Book 10 page 84 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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

\$104,650.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 1016 Independence Court, Alabaster, Alabama 35007

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 of 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 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 stated 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 and seal, this 25th day of May, 1990.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
90 JUN -1 AM 11:35

Charles L. Langston, Inc. (SEAL)  
Langston Builders, Inc.

STATE OF ALABAMA  
SHELBY COUNTY COUNTY

Thomas A. Shaw  
JUDGE OF PROBATE

General Acknowledgment

1. Deed Tax	\$ 6.00
2. Mtg. Tax	\$ 0.00
3. Recording Fee	\$ 2.50
4. Indexing Fee	\$ 2.00
5. N. Tax Fee	\$ 0.00
6. Certified Fee	\$ 1.00
<b>Total</b>	<b>\$ 12.50</b>

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Langston Builders, Inc. 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of May A.D., 1990

Richard D. Mink  
Notary Public