

This instrument was prepared by

(Name) Ruth S. Capra
2100-A SouthBridge Parkway, Suite 570
(Address) Birmingham, AL 35209

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ninety-three Thousand Five Hundred and 00/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Harvey A. Shores and wife, Rachel H. Shores, and William A. Shores and wife, Tina F. Shores

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

Robert G. Langlois and Claudette M. Langlois

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in _____
Shelby County, Alabama to-wit:

4923 Caldwell Mill Lane, Birmingham, Alabama 35242, more particularly described as:

Lot 26, according to the Survey of Old Mill Trace, as recorded in Map Book 7, Page 99 A & B, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted. Subject to easements and restrictions of record.

\$55,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Inst # 1992-09742

06/01/1992-09742
10:22 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 47.00

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, we have hereunto set our hand(s) and seal(s), this 28th day of May, 1992.

WITNESS:

Harvey A. Shores (Seal)

Rachel H. Shores (Seal)

_____ (Seal)

William A. Shores (Seal)

Tina F. Shores (Seal)

_____ (Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, Ruth S. Capra, a Notary Public in and for said County, in said State, hereby certify that Harvey A. Shores and wife, Rachel H. Shores, and William A. Shores and wife, Tina F. Shores 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 28th day of May A. D., 1992

Ruth S. Capra
Notary Public.