

This instrument was prepared by

Send Tax Notice To: Michael K. Weems Sr.

(Name) William H. Halbrooks, Atty

name

807 St. Charles Lane

address

(Address) 704 Independence Plaza, Birmingham, AL 35209

Helena, Alabama 35080

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

COUNTY OF Jefferson

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED TWENTY THOUSAND SEVEN HUNDRED FIFTY AND NO/100-----
-----DOLLARS (\$120,750.00)

to the undersigned grantor, Langston Builders 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 Michael K. Weems Sr. and wife, Margaret S. Weems

(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 20, according to Survey of St. Charles Place as recorded in Map Book 17, Page 6, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Subject to current taxes, easements and restrictions of record.

\$96,600.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

1994-03878

02/04/1994-03878
01:00 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 33.00

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 its President, Charles L. Langston who is authorized to execute this conveyance, has hereto set its signature and seal, this the 31st day of January

1994

Langston Builders Inc.

ATTEST:

By Charles L. Langston
Charles L. Langston, President

STATE OF Alabama
COUNTY OF Jefferson }

I, William H. Halbrooks, a Notary Public in and for said County in said State, hereby certify that Charles L. Langston whose name as President of Langston Builders Inc. 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 the 31st day of

January

1994

William H. Halbrooks
William H. Halbrooks

Notary Public

1994-03878