

This instrument was prepared by

Send Tax Notice To: Darryl J. Langlois
name 1757 Westover Road
Harpersville, AL 35788
address

(Name) Jones & Waldrop
1009 Montgomery Highway
(Address) Birmingham, AL 35216

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP STEWART TITLE OF BIRMINGHAM, INC.

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

Jefferson COUNTY

That in consideration of Thirty Eight Thousand and No/100 DOLLARS

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

Terrell H. Barkley and wife, Sharon R. Barkley

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

Darryl J. Langlois and Donna 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:

SEE EXHIBIT A - LEGAL DESCRIPTION ATTACHED

Subject to: All easements, restrictions and right of ways of record.
1994 Taxes and all subsequent years.

Sharon R. Barkley is one and the same as Sharon R. Barber, one of the grantees in that certain deed recorded in Real 385, page 257 in the Probate Office of Shelby County, Alabama.

Inst # 1994-07041

03/03/1994-07041

05:39 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
DOE MEL 12.00

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 February, 19 94.

WITNESS:

_____(Seal)

THH (Seal)
Terrell H. Barkley

_____(Seal)

Sharon R. Barkley (Seal)
Sharon R. Barkley

_____(Seal)

STATE OF ALABAMA

General Acknowledgment

Jefferson COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Terrell H. Barkley and wife, Sharon R. Barkley whose name is 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 28 day of February A. D., 19 94

My commission expires: 4-30-97

Karen C. Davis Notary Public.

EXHIBIT "A"

Commence at the Southeast corner of the Southwest Quarter of the Southwest Quarter of Section 22, Township 19 South, Range 1 East for the point of beginning; thence run Northerly along the East boundary line of said 1/4-1/4 Section for 420.0 feet; thence turn an angle of 90 degrees 44 minutes 29 seconds to the left and run 208.0 feet; thence turn an angle of 89 degrees 15 minutes 31 seconds to the left and run 420.0 feet to the South boundary line of said 1/4-1/4 Section; thence turn 90 degrees 44 minutes 29 seconds to the left and run along said 1/4-1/4 line for 208.0 feet to the point of beginning.

Also, commence at the Northeast corner of the Northwest Quarter of the Northwest Quarter of Section 27, Township 19 South, Range 1 East; thence run South along the East boundary line of said 1/4-1/4 Section for 46.13 feet to the Northern right of way line of Shelby County No. 280; thence turn an angle of 91 degrees 47 minutes 53 seconds to the right and run along said road right of way 208.08 feet; thence turn an angle of 88 degrees 12 minutes 07 seconds right and run 36.91 feet to the North boundary line of said 1/4-1/4 Section; thence turn an angle of 89 degrees 15 minutes 31 seconds right and run East along the North boundary line of said 1/4-1/4 Section for 208.0 feet to the point of beginning. Situated in Shelby County, Alabama.

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002 MEL 12.00