

This Instrument Was Prepared By:

Frank K. Bynum, Esquire
#17 Office Park Circle
Birmingham, Alabama 35223

SEND TAX NOTICE TO:

Caroline Martin Smith
1856 Stone Brook Lane
Birmingham, AL 35242

PARCEL# 58-03-9-31-0-005-024

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIFTY TWO THOUSAND FOUR HUNDRED AND NO/100 DOLLARS (\$52,400.00), AND THE ASSUMPTION OF THE HEREINAFTER DESCRIBED MORTGAGE, to the undersigned grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **EDWARD A. LANGSTON, JR., an unmarried man**, (herein referred to as Grantor) does grant, bargain, sell and convey unto **CAROLINE MARTIN SMITH**, (herein referred to as Grantee) the following described real estate, situated in the State of Alabama, County of SHELBY, to-wit:

Lot 12-B, according to the Survey of The Cottages of Brook Highland, as recorded in Map Book 16, Page 129, in the Office of the Judge of Probate of Shelby County, Alabama. Mineral and mining rights excepted.

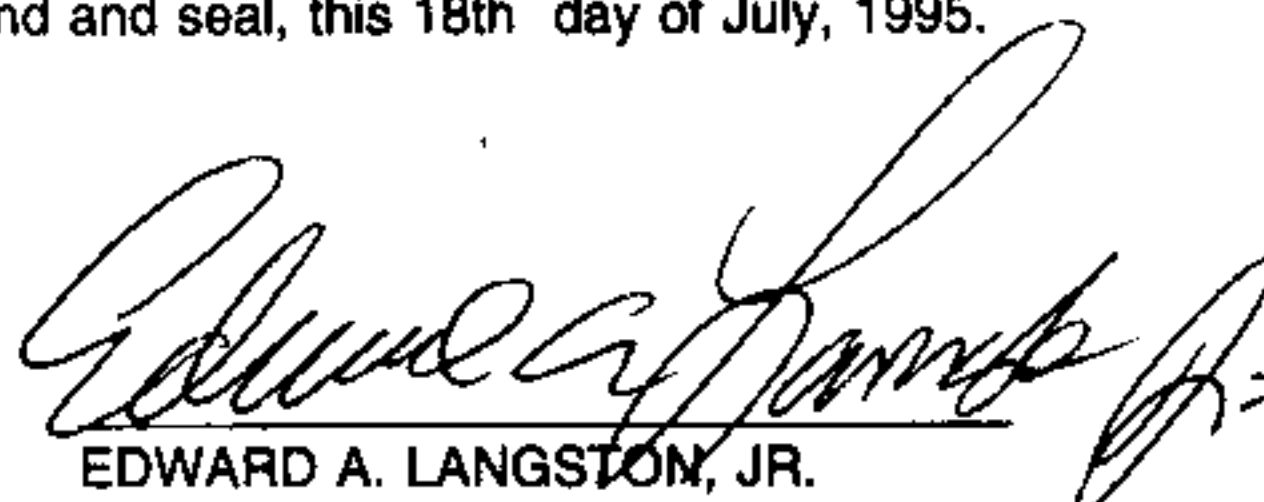
Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

As part of the consideration recited herein, the Grantee does hereby agree to assume and pay the unpaid balance of that certain mortgage to Home America Mortgage Company in Instrument #1995-01200 and assigned to Hibernia National Bank in Instrument #1995-04331, Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said Grantee, her heirs and assigns, forever.

And I do for myself and for my heirs, executors, and administrators covenant with said Grantee, her heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and our heirs, executors and administrators shall, warrant and defend the same to the said Grantee, her heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 18th day of July, 1995.


EDWARD A. LANGSTON, JR.

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **EDWARD A. LANGSTON, JR., an unmarried man**, 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 18th day of July, 1995.


Notary Public

My Commission Expires: 11/20/96

zlangst

Inst # 1995-19356

07/21/1995-19356
12:27 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCB 61.00

Inst # 1995-19356