

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Hundred Seventy Nine Thousand Dollars (\$179,000.00) to the undersigned grantors, in hand paid by the grantees herein, the receipt and sufficiency of which are hereby acknowledged, that we, Ronald Eugene Gordon and Patricia B. Gordon, husband and wife, (hereinafter called "Grantors,") do hereby GRANT, BARGAIN, SELL AND CONVEY unto David J. Langum and JoAnne M. Langum as Guardian for John D. Langum, a minor an undivided 1/2 interest and JoAnne M. Langum an undivided 1/2 interest, as tenants in common, hereinafter called "Grantees", the following real estate, situated in Shelby County, Alabama, to-wit:

Lot 9, in Block 3, according to the Survey of Gross' Addition to Altadena South, 2nd phase of 1st Sector, as recorded in Map Book 6, Page 17 in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

TO HAVE AND TO HOLD to the said Grantees or their heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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, the Grantors have executed this deed and affixed the seal of the Grantors thereto on this the 11<sup>th</sup> day of April, 1996.

GRANTORS

*Ronald Eugene Gordon*  
*Patricia B. Gordon*

STATE OF ALABAMA

COUNTY OF SHELBY

GENERAL ACKNOWLEDGMENT

I, Daniel R. Klasing, a Notary Public for the State at Large, hereby certify that Ronald Eugene Gordon and Patricia B. Gordon whose names are signed to the foregoing Warranty Deed, who are known to me, acknowledged before me on this day that, being informed of the contents of this Deed, they executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 11<sup>th</sup> day of April, 1996.

NOTARY PUBLIC

*Daniel R. Klasing*  
My commission expires: 5/1/99

This instrument prepared by:  
Daniel R. Klasing  
Attorney at Law  
1314 Alford Ave. Suite 101  
Birmingham, Alabama 35226

Inst # 1996-11946

04/12/1996-11946  
10:40 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 187.50

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