

SEND TAX NOTICE TO:

(Name) Ronald Coleman

(Address) 2281 Hwy 9
Wilsonville AL 35094

This instrument was prepared by

(Name) Mike T. Atchison, Attorney at Law

(Address) P O Box 822, Columbiana, AL 35051

Form 1-1-8 Rev. 8/92

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ninety One Thousand Five Hundred and no/100----- DOLLARS

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

David L. Langham and wife, Lynette R. Langham

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

Ronald Coleman and Rhonda Coleman

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

Commence at the NW corner of the NE 1/4 of the NE 1/4 of Section 10, Township 21 South, Range 1 East; thence run South along the West line thereof for 61.42 feet to the southerly R/W of Shelby County Road No. 9 and the Point of Beginning; thence 84 degrees 44 minutes 20 seconds right run Westerly along said R/W for 34.51 feet; thence 87 degrees 35 minutes 09 seconds left run Southerly for 250.75 feet; thence 0 degrees 40 minutes 42 seconds right run Southerly for 410.0 feet; thence 89 degrees 17 minutes 32 seconds left run Easterly for 333.71 feet; thence 90 degrees 03 minutes 31 seconds left run Northerly for 683.51 feet to the southerly R/W of said road; thence 93 degrees 44 minutes 31 seconds left run Westerly along said R/W for 310.39 feet to the Point of Beginning. According to the survey of Thomas E. Simmons, LS# 12945, dated February 27, 1995.

Subject to taxes for 1999 and subsequent years, easements, restrictions, rights of way and permits of record.

\$86,925.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

02/05/1999-05101
09:10 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MMS 13.50

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

day of Feb, 19 99.

WITNESS:

(Seal)
(Seal)
(Seal)

David L. Langham (Seal)
Lynette R. Langham (Seal)

STATE OF ALABAMA
Shelby

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that David L. Langham and Lynette R. Langham whose name s 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 2nd day of Feb, A. D. 19 99

My Commission Expires: 10/16/2000

Notary Public

Inst # 1999-05101