

THIS INSTRUMENT PREPARED BY:
THOMAS L. FOSTER, ATTORNEY
1201 N. 19TH STREET
BIRMINGHAM, AL 35234

SEND TAX NOTICE TO:
Mary Edward Bahr
3922 Westova Rd
Orangeville, AL 31078

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA) KNOW ALL MEN BY THESE PRESENTS,
JEFFERSON COUNTY)

That in consideration of ---Seventy Six Thousand and 00/100---(\$76,000.00) DOLLARS

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

Darryl J. Langlois and wife, Donna M. Langlois
(herein referred to as grantors) do grant, bargain, sell and convey unto

Edward Bahr and Sandra Bahr
(herein referred to as GRANTEEES) as joint tenants, with right of survivorship, the following described real estate, situated in SHELBY County, Alabama, to-wit:

See attached Exhibit "A" for legal description.

Subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.

Subject to ad valorem taxes for the current year.

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 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 GRANTEEES, 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I/we have hereunto set my/our hand(s) and seal(s) this 3rd
day of November, 2003.

Darryl J. Langlois (Seal)
Darryl J. Langlois
Donna M. Langlois (Seal)
Donna M. Langlois

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Darryl J. Langlois and wife, Donna M. Langlois whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of November, 2003.

[Signature]
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 $\frac{1}{4}$ - $\frac{1}{4}$ 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 $\frac{1}{4}$ - $\frac{1}{4}$ section; thence turn 90 degrees 44 minutes 29 seconds to the left and run along said $\frac{1}{4}$ - $\frac{1}{4}$ 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 $\frac{1}{4}$ - $\frac{1}{4}$ 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 $\frac{1}{4}$ - $\frac{1}{4}$ section; thence turn an angle of 89 degrees 15 minutes 31 seconds right and run East along the North boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for 208.0 feet to the point of beginning. Situated in Shelby County, Alabama.