

This instrument prepared by:
John H. Henson
2409 Acton Road, Suite 109
Birmingham, AL 35243

SEND TAX NOTICE TO:
Timothy M. Langlois
Warrene Oden Langlois
282 Highland Park Drive
Birmingham, Alabama 35242

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)



20110504000134080 1/2 \$75.00
Shelby Cnty Judge of Probate, AL
05/04/2011 10:24:38 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of **Four Hundred Sixty Thousand dollars and Zero cents (\$460,000.00)** paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, **Glen E. Andrew and Brenda S. Andrew** (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto **Timothy M. Langlois and Warrene Oden Langlois as joint tenants with rights of survivorship** (hereinafter Grantees), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama:**

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

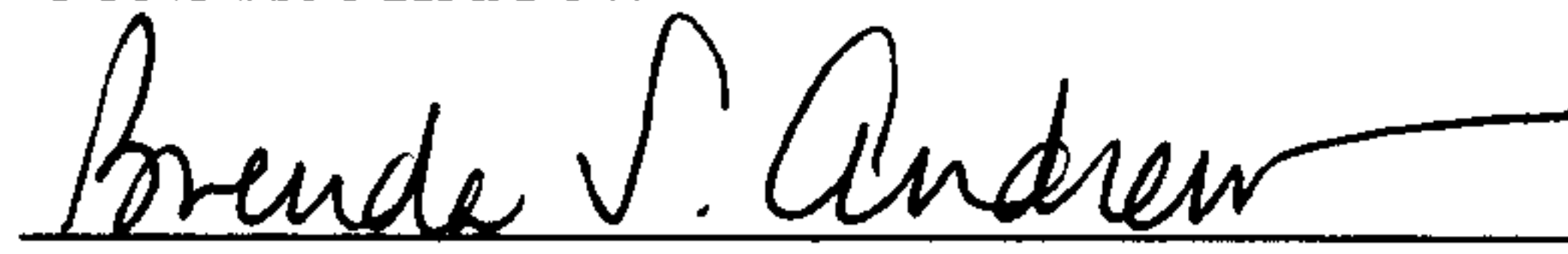
\$400,000.00 of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on **20th day of April, 2011.**


Glen E. Andrew


Brenda S. Andrew

Shelby County, AL 05/04/2011
State of Alabama
Deed Tax: \$60.00

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Glen E. Andrew and Brenda S. Andrew** 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 on **20th day of April, 2011.**

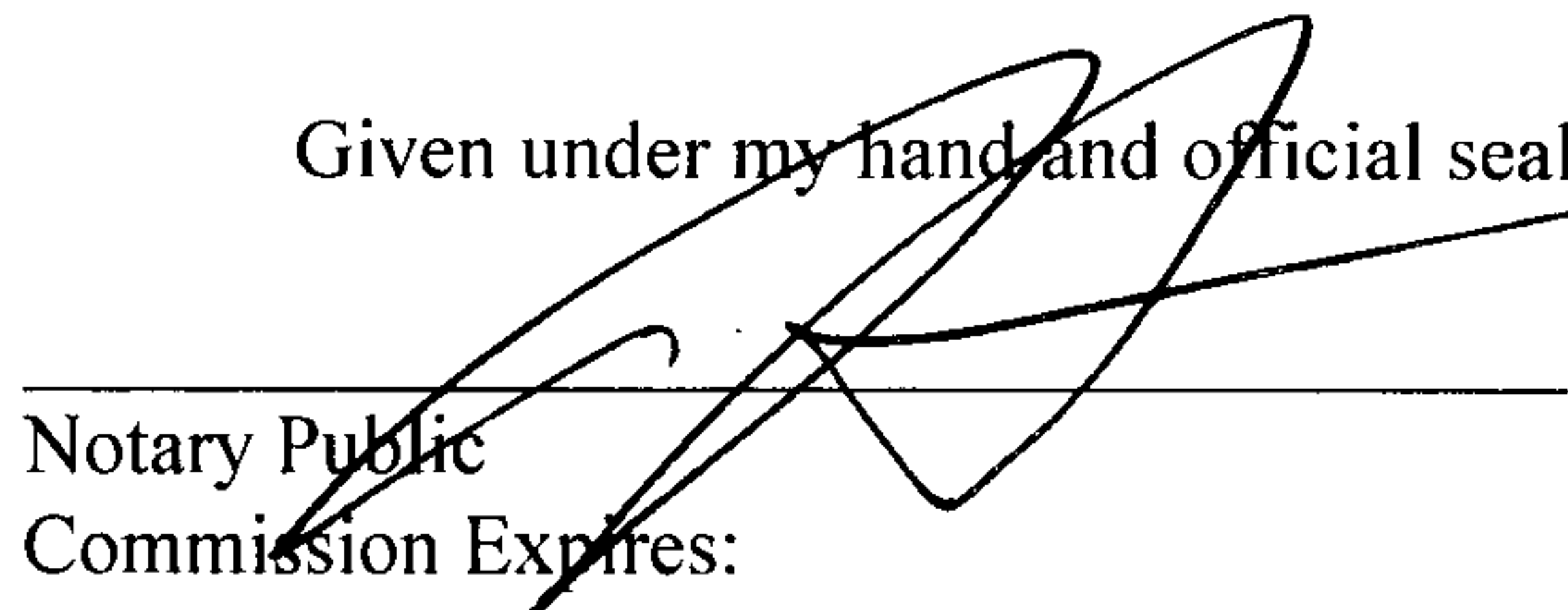

Notary Public
Commission Expires:

EXHIBIT "A"

Lot 1727-A, according to the Re-subdivision of Highland Lakes, 17th Sector, an Eddleman Community, as recorded in Map Book 27, page 90, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama

Together with nonexclusive easement to use the private roadways, common area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, A Residential Subdivision, as recorded in Inst. # 1994-07111 and amended in Inst. # 1996-17543 and further amended in Inst. # 1999-31095 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, A Residential Subdivision, 17th Sector, recorded as Inst. # 2000-41317 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").



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