

This instrument was prepared by:
The Law Office of Jack R. Thompson, Jr., LLC
3500 Colonnade Parkway, Suite 350
Birmingham, AL 35243
(205)443-9027

Send Tax Notice To:
Glenn Alan Langner and Susan Danielle
Langner, a married couple
223 Big Rock Drive
Calera, AL 35040

20180302000068280
03/02/2018 12:32:24 PM
DEEDS 1/2

WARRANTY DEED - JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY) KNOW ALL MEN BY THESE PRESENTS

That, in consideration of \$207,000.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Robert A. Hofer, III, a single man (the "Grantor", whether one or more), whose mailing address is 2331 Acton Park Circle, Birmingham, AL 35243, do hereby grant, bargain, sell, and convey unto Glenn Alan Langner and Susan Danielle Langner, a married couple (the "Grantees"), whose mailing address is 223 Big Rock Drive, Calera, AL 35040, as joint tenants with right of survivorship, the following-described real estate situated in Shelby County, Alabama, the address of which is 223 Big Rock Drive, Calera, AL 35040; to-wit:

SEE ATTACHED EXHIBIT "A"

Subject to:

- (1) ad valorem taxes for the current year and subsequent years;
- (2) restrictions, reservations, conditions, and easements of record, if any; and
- (3) any minerals or mineral rights leased, granted, or retained by prior owners.

TO HAVE AND TO HOLD unto the said Grantees for and during their joint lives as joint tenants, and upon the death of either of them, then to the survivor in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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

Note: \$203,250.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Robert A. Hofer, III, a single man, has/have hereunto set his/her/their hand(s) and seal(s) this 28th day of February, 2018.

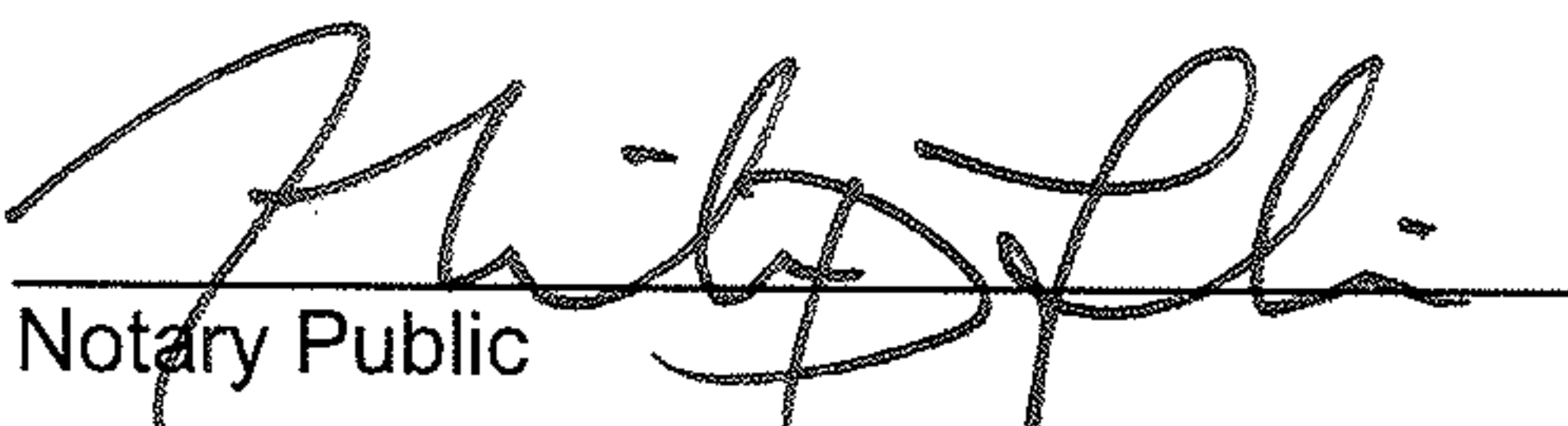

Robert A. Hofer, III

State of Alabama

County of ~~Shelby~~
Jefferson

I, the undersigned, a notary for said County and in said State, hereby certify that Robert A. Hofer, III, a single man, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this the 28th of February, 2018.


Notary Public

Commission Expires: *12-29-2019*

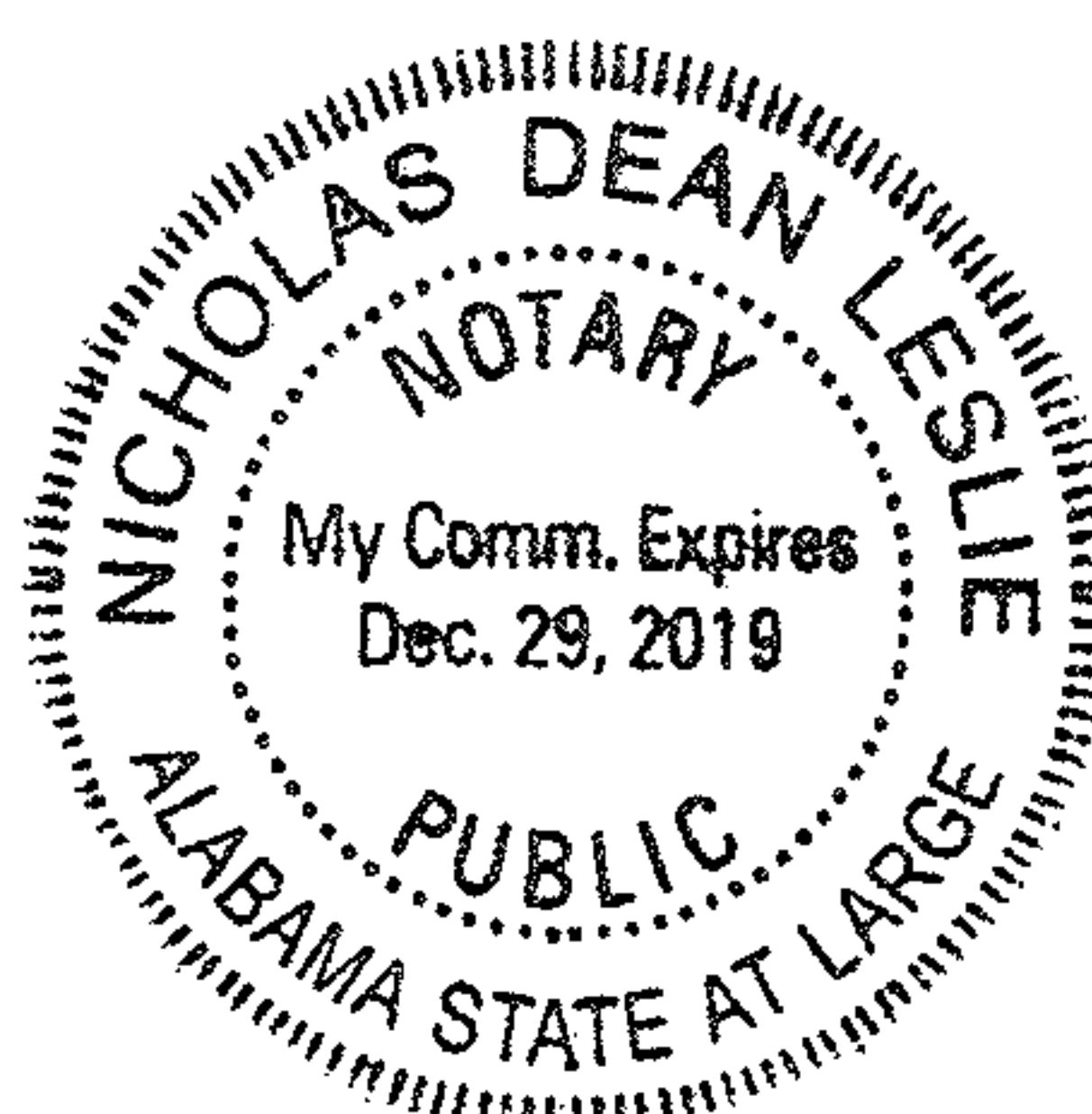


EXHIBIT "A"
Legal Description

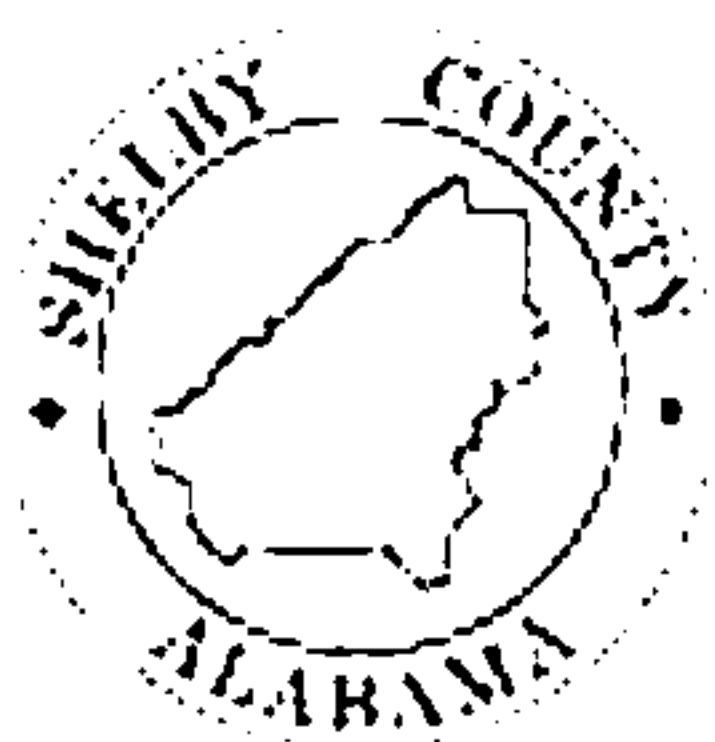
Commence at the SE Corner of Section 12, Township 22 South, Range 3 West, Shelby County, Alabama; thence N90°00'00"W. a distance of 1331.00'; thence N02°30'48"W, a distance of 769.52' to the POINT OF BEGINNING; thence continue along the last described course, a distance of 565.88'; thence N89°58'34"E, a distance of 331.97'; thence S02°30'51"E, a distance of 563.96' to the approximate center of Big Rock Drive (asphalt), all further calls will be along said approximate center of drive; thence S82°31'58"W, a distance of 33.39'; thence N78°36'05"W, a distance of 141.88'; thence S80°50'17"W, a distance of 161.77' to the POINT OF BEGINNING.

Also the right to use as a means of Ingress and Egress, as described in Instrument No. 20091202000443040.

BEING ONE AND THE SAME AND PREVIOUSLY DESCRIBED AS:

Commence at the Southeast corner of Section 12, Township 22 South, Range 3 West, Shelby County, Alabama; thence run West along the South line of Section 12 for 1331.00 feet; thence turn right 87 degrees 29 minutes 12 seconds and run Northerly 769.52 feet to the center of a paved road, being the point of beginning; thence continue along last course 565.88 feet; thence turn right 92 degrees 29 minutes 22 seconds and run Easterly 331.97 feet; thence turn right 87 degrees 30 minutes 35 seconds and run Southerly 563.96 feet to the center of a paved road; thence turn right 85 degrees 02 minutes 49 seconds and run Westerly along said road 33.39 feet; thence turn right 18 degrees 51 minutes 57 seconds and run Northwesterly along said road 141.88 feet; thence turn left 20 degrees 33 minutes 50 seconds and run Southwesterly along said road 161.77 feet to the point of beginning.

Also the right to use as a means of ingress and egress to and from the land herein conveyed, the present farm road running generally Southwesterly along the S 1/2 of the SE 1/4 of Section 12, Township 22 South, Range 3 West, which said road intersects the Calera- Montevallo dirt road; said centerline being more particularly described as follows: :Commence at the Southeast corner of Section 12, Township 22 South, Range 3 West, Shelby County, Alabama; run thence 86 degrees 52 minutes 48 seconds West for 332.41 feet; run thence North 86 degrees 51 minutes 38 seconds West for 332.29 feet; run thence North 0 degrees 30 minutes 40 seconds East for 940.74 feet to the centerline of an existing field road and the point of beginning; run thence South 37 degrees 04 minutes 17 seconds West for 55.59 feet; run thence South 61 degrees 59 minutes 12 seconds West for 35.50 feet; run thence South 61 degrees 15 minutes 59 seconds West for 25.44 feet; run thence South 72 degrees 08 minutes 50 seconds West for 118.00 feet; run thence South 62 degrees 49 minutes 15 seconds West for a distance of 57.66 feet; thence South 75 degrees 42 minutes 24 seconds West for 28.25 feet; run thence South 81 degrees 28 minutes 25 seconds West for 69.42 feet; run thence North 82 degrees 07 minutes 44 seconds West for 89.91 feet; run thence North 75 degrees 27 minutes 20 seconds West for 106.36 feet; run thence North 73 degrees 15 minutes 38 seconds West for 75.10 feet; run thence South 87 degrees 56 minutes 15 seconds West for 127.78 feet; run thence South 75 degrees 17 minutes 19 seconds West for 60.96 feet; run thence South 30 degrees 04 minutes 08 seconds West for 99.00 feet; run thence South 75 degrees 35 minutes 14 seconds West for 50.08 feet; run thence North 89 degrees 18 minutes 58 seconds West for 95.68 feet; run thence South 76 degrees 33 minutes 02 seconds West for 73.76 feet; run thence South 57 degrees 50 minutes 38 seconds West for 48.62 feet; run thence South 32 degrees 37 minutes 21 seconds West for 117.30 feet; run thence South 14 degrees 15 minutes 09 seconds West for 68.87 feet; run thence South 19 degrees 11 minutes 33 seconds West for 139.19 feet; run thence South 60 degrees 26 minutes 15 seconds West for 22.08 feet; run thence South 75 degrees 51 minutes 21 seconds West for 134.41 feet; run thence South 60 degrees 41 minutes 08 seconds West for 70.32 feet to the centerline of County Road #16, being situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/02/2018 12:32:24 PM
\$22.00 CHERRY
20180302000068280