



20220927000370020 1/3 \$32.00
Shelby Cnty Judge of Probate, AL
09/27/2022 10:37:19 AM FILED/CERT

SEND TAX NOTICE TO
A.C. Langner, III and Zoe W Langner
251 Tangled Way
Shelby, Alabama 35143

This instrument prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

FMV = \$7,200-
Y2 = \$3,600- *[Signature]*

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **Ten Dollars (\$10.00)**, in hand paid to the undersigned, **A.C. Langner, III, a married man**, whose address is 251 Tangled Way, Shelby, AL 35143 (hereinafter "Grantor", whether one or more), by **A.C. Langner, III, and Zoe W. Langner**, whose address is 2692 Altadena Road, Birmingham, AL 35243, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees **A.C. Langner, III and Zoe W. Langner**, as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, the address of which is **251 Tangled Way, Shelby, AL 35143 to-wit:**

That certain parcel of land in Shelby County, described as follows, to-wit:

See Exhibit "A" attached hereto

The preparer makes no representation as to title.

This deed is being executed to create survivorship between the parties.

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. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$0.00 executed and recorded simultaneously herewith.

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.

Shelby County, AL 09/27/2022
State of Alabama
Deed Tax: \$4.00

Warranty Deed



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And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 good right to sell and convey the same as aforesaid; thence I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 24th day of June, 2022.

A.C. Langner, III

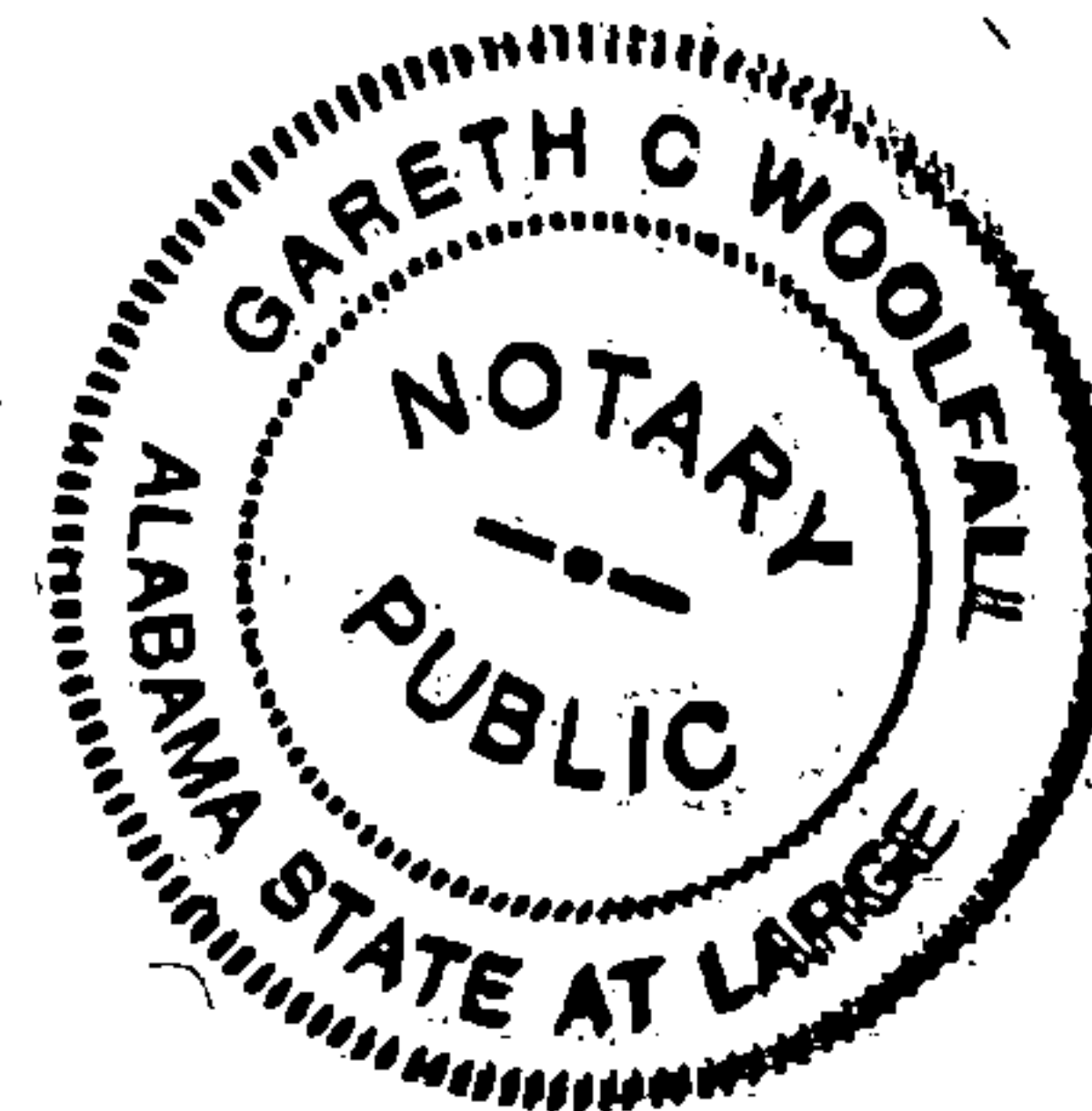
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that A.C. Langner, III, whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of June, 2022.

Notary Public

My Commission Expires: 10/01/2024





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EXHIBIT "A"

Part of Lot 173, Alabama Power Company recreational Cottage Site Sector 7 as recorded in Map Volume 23, Page 28, in the Office of the Judge of Probate, Shelby County, Alabama, described as follows:

Begin at the northwestern most corner of Lot 173 and thence run in an easterly direction along the northern boundary of Lot 173, for a distance of 95.74 feet to a rebar; thence turn an interior angle to the left of $122^{\circ} 57' 30''$ and run in a southeasterly direction for a distance of 98.41 feet to a rebar; thence turn an interior angle to the left of $20^{\circ} 49' 59''$ and run in a northwesterly direction for a distance of 85.40 feet to a rebar; thence turn an interior angle to the right of $159^{\circ} 17' 50''$ and run in a westerly direction for a distance of 82.81 feet to a rebar being on the eastern boundary of Tangled Way; thence run in a northerly direction along the arc of Tangled Way having a radius of 175.0 feet, for a distance of 10.0 feet along said arc, to the point of beginning.