

This instrument was prepared by

(Name) E. L. Swint, Attorney

(Address) Leeds, Alabama 35094

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Five Hundred and no/100 - - - - - (\$500.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Luther P. Armstrong and wife, Lillian/Armstrong

(herein referred to as grantors) do grant, bargain, sell and convey unto Ann James B. Walker and wife, Phyllis/Walker

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

Lot Five (5) in Block Two (2) in Armstrong Estates -
First Sector, situated in Section 23, Township 17 South,
Range 1 East, Shelby County, Alabama, as shown in
Map Book 5, Page 19 in the Probate Office of Shelby County,
Alabama



19720202000005450 1/1 \$.00
Shelby Cnty Judge of Probate, AL
02/02/1972 12:00:00 AM FILED/CERT

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them 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 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 29th day of January, 1972.

WITNESS:

(Seal)

(Seal)

(Seal)

Luther P. Armstrong (Seal)
Lillian W. Armstrong (Seal)

(Seal)

STATE OF ALABAMA
JEFFERSON

COUNTY

General Acknowledgment

I, Eldred L. Swint, a Notary Public in and for said County, in said State, hereby certify that Luther P. Armstrong and wife, Lillian/Armstrong whose names 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 January day of January, A. D., 1972.

Eldred L. Swint

Notary Public.