

This instrument was prepared by

(Name) _____

(Address) _____

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

STATE OF ALABAMA

_____ COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of 1.00 (One dollar) and other good and valuable consideration _____ 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

Eldred L. Swint and wife, Nina Swint

(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:

Commence at the S. E. corner of the N. W. 1/4 of the N. E. 1/4 of Section 23, T. 17 S., R. 1 E., thence run west along the south line of said 1/4 - 1/4 section 550.00 feet, thence turn 91° 00' right and run 310.0 feet, to the point of beginning, thence continue along said course 393.4 feet, thence turn 120° 26' left and run 207.95 feet, thence turn 91° 26' left and run 339.50 feet to the point of beginning.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1973 MAY 30 AM 9:47
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Cora J. Swint
JUDGE OF PROBATE

19730530000030100 1/1 \$.00
Shelby Cnty Judge of Probate, AL
05/30/1973 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 _____ day of March, 1973.

WITNESS:

_____ (Seal)

_____ (Seal)

_____ (Seal)

Luther P. Armstrong (Seal)

Lillian W. Armstrong (Seal)

_____ (Seal)

STATE OF ALABAMA

JACKSON 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 _____ day of March, A. D., 1973

Eldred L. Swint

Notary Public.