

This instrument was prepared by

This document was prepared by

5142

Donald L. Newsom

of CORRETTI, NEWSOM, ROGERS & MAY, Attys.

529 Frank Nelson Building

BIRMINGHAM, ALABAMA 35203

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 Forty seven thousand and no/100 - - - - - DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Helen Allan Armstrong and husband, Carroll B. Armstrong

(herein referred to as grantors) do grant, bargain, sell and convey unto

Howard Manning, Jr. and wife, Barbara R. Manning

(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:

From the NE corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 23, Township 19 South, Range 2 West and run West along the North boundary line of the said SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of said Section 23, 561.74 feet to the point of beginning of the lot herein described; thence turn an angle of 135 deg. 15 min. to the left and run Southeasterly 738.02 feet, more or less, to a point on the North right of way line of the Cahaba Valley Road; thence turn an angle of 91 deg. 28 min. to the right and run Southwesterly along the North R.O.W. line of said road 388.07 feet; thence turn an angle of 99 deg. 40 min. to the right and run Northwesterly 1629.93 feet to a point in the center of Valley Creek; thence turn an angle of 69 deg. 34 min. to the right and run Northeasterly up and along the center line of Valley Creek 73.9 feet; thence turn an angle of 99 deg. 18 min. to the right and run Southeasterly 883.02 feet, more or less, to the point of beginning; containing 8.519 acres, and being designated as Parcel 4 on a plat showing the division of a part of the Allan Estate made by Alton Young in June, 1960, the same being recorded in the Probate Office of Shelby County, Alabama.

Subject to ad valorem taxes for tax year 1977;

Subject to transmission line permits in favor of Alabama Power Company dated Aug. 25, 1949, recorded in Deed Book 139, page 420, and dated July 15, 1936, recorded in Deed Book 101, page 542, in aforesaid Probate Office;

Subject to right of way in favor of Shelby County dated March 3, 1948, recorded in Deed Book 139, page 30, in aforesaid Probate Office;

\$37,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously with delivery of this deed.

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 27th day of January, 1977.

WITNESS:

(Seal)

Helen Allan Armstrong (Seal)
Helen Allan Armstrong

(Seal)

(Seal)

(Seal)

Carroll B. Armstrong (Seal)
Carroll B. Armstrong

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Helen Allan Armstrong and husband, Carroll B. 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 27th day of January, A. D., 1977.

Donald L. Newsom
Notary Public.



19770128000008270 1/1 \$.00
Shelby Cnty Judge of Probate, AL
01/28/1977 12:00:00AM FILED/CERT

My Commission Expires February 15, 1977