

NO CONS.

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SEND TAX NOTICE TO:

(Name) Mr. and Mrs. James R. Armstrong
(Address) 840 County Road 30
Wilsonville, Alabama 35186

This instrument was prepared by

(Name) Wade H. Morton, Jr., Attorney at Law

(Address) Post Office Box 1227, Columbiana, Alabama 35051-1227

Form 1-1.5 Rev. 5/82 This deed prepared without title examination or certification.
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE and NO/100 ----- (\$1.00) DOLLARS

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

JAMES R. ARMSTRONG and wife, BARBARA W. ARMSTRONG,

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

JAMES R. ARMSTRONG and wife, BARBARA W. ARMSTRONG,

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

See attached Schedule "A" for legal description of real property conveyed by this deed.

Subject to the following encumbrances and easements: Ad valorem taxes for 1987 and subsequent years; to existing public easements serving the above described real property; and, to all rights-of-way and easements of record in the Office of the Judge of Probate of Shelby County, Alabama.

The sole purpose of this deed is to change the form of ownership to all remaining real property owned by James R. Armstrong and wife, Barbara W. Armstrong at the above described location to that of joint tenants, with the right of survivorship. The parties to this deed are the Grantees of that certain deed dated March 9, 1956 and recorded in Deed Book 178, at Page 404, in the Office of the Judge of Probate of Shelby County, Alabama, which deed created a joint tenancy, without the right of survivorship, as to the Westernmost portion of the above described real property. The parties to this deed are the Grantees to that certain deed dated May 10, 1978 and recorded in Deed Book 319, at Page 805, in said Probate Records, creating a joint tenancy, with the right of survivorship, as to the Easternmost portion of the above described real property out of which the parties previously deeded a portion to Bobby Wayne Armstrong and wife, Darlene Armstrong, by that certain deed dated June 9, 1979 and recorded in Deed Book 320, at Page 13, in said Probate Records.

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.

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 9-9-1987

day of September, 1987.

WITNESS:

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James R. Armstrong and wife, Barbara W. 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 9th day of September, A.D., 1987.

James R. Armstrong (Seal)

(Seal)

Barbara W. Armstrong (Seal)

(Seal)

Barbara W. Armstrong

(Seal)

Wade H. Morton, Jr.

(Seal)

Wade H. Morton, Jr.

(Seal)

Wade H. Morton, Jr.

(Seal)

Wade H. Morton, Jr.

(Seal)

SCHEDULE "A"

LEGAL DESCRIPTION OF REAL PROPERTY

That part of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ and in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 16, Township 21 South, Range 1 East, Shelby County, Alabama, described as follows: Commence at the Southwest corner of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 16, thence proceed in a Northerly direction along the West boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for a distance of 42.86 feet to the North right-of-way of Shelby County Highway #30, being the point of beginning of the parcel of land herein described; thence turn an angle of 88 deg. 41 min. to the right and run along said right-of-way for 12.0 feet to a point; thence turn an angle of 71 deg. 50 min. 40 sec. to the left and run 141.95 feet to a point; thence turn an angle of 87 deg. 40 min. 51 sec. to the right and run 162.0 feet to a point; thence turn an angle of 104 deg. 31 min. 11 sec. to the left and run 329.30 feet to a point; thence turn an angle of 91 deg. 19 min. to the left and run 210.0 feet to a point; thence turn an angle of 88 deg. 41 min. to the left and run 271.86 feet to a point; thence run North 85 deg. 20 min. 30 sec. West for 100.00 feet; thence run South 0 deg. 19 min. 30 sec. East for 150.00 feet; thence run South 85 deg. 20 min. 30 sec. East for 100 feet to a point on the West boundary of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 16; thence run Northerly along said West boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for 1.86 feet to the point of beginning. This parcel containing 1.89 acres according to the calculations of John Gary Ray, Registered Land Surveyor #1841.

SIGNED FOR IDENTIFICATION:

James R. Armstrong
James R. Armstrong

Barbara W. Armstrong
Barbara W. Armstrong

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1987 SEP -9 PM 1:45

J. Thomas W. ...
JUDGE OF THE EASE

1. Deed Tax	\$ <u>50</u>
2. Mig. Tax	<u> </u>
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>6.50</u>

BOOK 150 PAGE 167