

8024

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHT HUNDRED AND NO/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
W. H. Rice and wife, Eunice M. Rice
(herein referred to as grantors) do grant, bargain, sell and convey unto.

J. Ernest Armstrong and wife, Elsie E. Armstrong

(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:

Begin at the SW corner of Lot 7 according to the Map of Rice Acres, as recorded in Map Book 3, page 117, Judge of Probate Office, Shelby County, Alabama, being also a point on the NE right of way boundary of The Missouri Road, for the point of beginning; thence run Northwesterly along said NE right of way boundary, being also the SW boundary of said Lot 7, a distance of 123.0 feet to the point of intersection of said NE right of way boundary with the SW boundary of Old Road; turn right an angle of 155 deg. 30' along said SW boundary a distance of 35.10 feet; turn left an angle of 12 deg. 39' 30" and continue along said SW boundary a distance of 103.55 feet to the New Contour line for Alabama Power Company water right of way for Dam; turn right an angle of 52 deg. 05' 30" along said Contour line a distance of 19.0 feet; turn left an angle of 08 deg. 30' and continue along said Contour line a distance of 19.0 feet to the South line of said Lot 7; turn right an angle of 106 deg. 20' along said South line a distance of 76.0 feet to point of beginning; being a portion of Lot 1, according to said Map of Rice Acres in NW¹/₄, Section 18, Township 24 North, Range 16 East, Shelby County, Alabama.

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 13 day of August, 1966.

WITNESS:

STATE OF ALA., SHELBY CO.,
I CERTIFY THIS INSTRUMENT
WAS FILED ON 11 AM
8-22-66

RECORDED & \$1.00 MTO. TAX

\$1.00 DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

W. H. Rice (Seal)
(W. H. Rice)

Eunice M. Rice (Seal)
(Eunice M. Rice)

STATE OF ALABAMA
SHELBY COUNTY

Conrad M. Fowler
JUDGE OF PROBATE

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that W. H. Rice and wife, Eunice M. Rice 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 13 day of August, A. D., 1966.

Lance Brasher
Notary Public.

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