

8120

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 FIVE HUNDRED AND NO/100 DOLLARS

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

Murphy T. Stinson and wife, Helen F. Stinson

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

Donald W. Armstrong and wife, Virginia K. 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:

Commence at the NW corner of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 5, Township 21 South, Range 1 East, thence run East along the North line of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 623.75 feet to the point of beginning, thence turn an angle of 91 deg. 18' to the right and run a distance of 185.22 feet to the North R.O.W. line of Shelby County Highway No. 55, thence turn an angle of 125 deg. 43' to the left and run along the arc of a curve (whose Delta Angle is 20 deg. 00 min. to the right, Tangent Distance is 152.31 feet, radius is 863.78 feet, length of Arc is 301.52 feet) thence turn an angle of 74 deg. 17' to the left and run a distance of 300.00 feet, thence turn an angle of 115 deg. 43' to the left, and run a distance of 300.00 feet, thence turn an angle of 64 deg. 17' to the left and run a distance of 114.78 feet to the point of beginning. Situated in the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ and the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 5, Township 21 South, Range 1 East, Shelby County, Alabama.

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

8-26 1966

RECORDED & \$ MTG. TAX

\$50 DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad M. Fowler

JUDGE OF PROBATE

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 22 day of August, 1966.

WITNESS:

Murphy T. Stinson (Seal)

Helen F. Stinson (Seal)

(Seal)

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STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Murphy T. Stinson and wife, Helen F. Stinson whose name 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 22 day of August, A. D., 1966

Notary Public.