

This instrument was prepared by

(Name) Karl C. Harrison

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Form 1-1-5 Rev. 1-66

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 Ten Dollars 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,
James F. Shackelford and wife, Lillian J. Shackelford

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

August Leonard Armstrong and Merle S. 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:

From the southeast corner of the N $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 15, Township 20 South, Range 3 West run westerly along the south boundary line of said N $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 15, Township 20 South, Range 3 West for 871.46 feet; thence turn an angle of 90 deg. 20 min. to the right and run northerly 616.01 feet; thence turn an angle of 90 deg. 21 min. to the left and run westerly 379.95 feet to a point on the west R.O.W. line of a 40' roadway for the point of beginning of the land herein described; thence continue westerly along last said course for 256.32 feet; thence turn an angle of 79 deg. 40 min. 30 sec. to the left and run southwesterly 292.25 feet to a point on the north R.O.W. line of a 50' roadway; thence turn an angle of 101 deg. 49 min. to the left and run easterly along the north R.O.W. line of said 50' roadway for 210.0 feet; thence turn an angle of 02 deg. 50 min. to the left and continue easterly along the north R.O.W. line of said 50' roadway for 105.8 feet to the point of intersection of the north R.O.W. line of said 50' roadway and the west R.O.W. line of said 40' roadway; thence turn an angle of 87 deg. 04 min. to the left and run northerly along the west R.O.W. line of said 40' roadway for 273.85 feet to the point of beginning. This land being a part of the N $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 15, Township 20 South, Range 3 West and being 1.858 acres, more or less.

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 15th day of November, 1967.

WITNESS:

Paul H. Hinton (Seal) *James F. Shackelford* (Seal)
Carl L. Hanger (Seal) *Lillian J. Shackelford* (Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, *W. Perry Parker*, a Notary Public in and for said County, in said State, hereby certify that *James F. Shackelford and wife, Lillian J. Shackelford* 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 15th day of November, 1967.

Given under my hand and official seal this 15th day of November, A. D., 1967.

MY COMMISSION EXPIRES DECEMBER 1970