

This instrument was prepared by

9017

(Name).....

(Address).....

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 FOUR HUNDRED FIFTY and NO/100 - - - - - DOLLARS
and other good and valuable considerations

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
C. T. WALTERS and wife, GLADYS F. WALTERS

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

AUGUST LEONARD ARMSTRONG and wife, 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:

Lot 23, according to "Walters Cove" First Sector, as shown
by subdivision map recorded in Map Book 5, Page 22, in the
Probate Office of Shelby County, Alabama.

Subject to: Restrictions appearing of record in Deed Book 248,
Page 750, in the Probate Office of Shelby County, Alabama;
60 foot building set-back line from and along Walters Drive;
Transmission line permit to Alabama Power Company, dated March 19,
1913, recorded in Deed Book 52, Page 93, in the said Probate Office;
Subject to the flooding rights of Alabama Power Company, if any.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1968 FEB - 6 AM 11:35
REC. BK. & PAGE AS SHOWN ABOVE
U.C.C. FILE NUMBER OR
C.C. FILE NUMBER
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 18th
day of January, 19 68

WITNESS:

.....(Seal)
.....(Seal)
.....(Seal)

C. T. Walters (Seal)
(C. T. Walters)
.....(Seal)
Gladys F. Walters (Seal)
(Gladys F. Walters)

STATE OF ALABAMA

Jefferson

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that C. T. Walters and wife, Gladys F. Walters
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 18th day of January, A. D., 19 68

Margaret Savage
Notary Public.

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