

This instrument was prepared by

(Name) Schmitt & Jackson, Attorneys

(Address) Leeds, Alabama

Form 1-13 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 Five Hundred and NO/100-----(\$500.00)----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Gladys Louise Graff and husband Edmund H. Graff

(herein referred to as grantors) do grant, bargain, sell and convey unto Luther P. Armstrong and wife, Lillian W. 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 NW $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 23, Township 17, Range 1 East; run East along said section line 670.8 feet, more or less, to Old Epperson Road for point of beginning; thence SW along said road 300 feet; thence run North 150 feet to the point of intersection with said section line heretofore described; thence run East along said section line to point of beginning.

STATE OF ALABAMA, SHELBY CO.
NOTARY PUBLIC
INSTRUMENT WAS FILED
19 SEP 20 AM 8:02
U.C.C. FILE NUMBER OR
REC. BK. & PAGE NO. SHOWN ABOVE
Conceded by Notary
JUDGE OF SUPERIOR

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 19th day of September, 1968

WITNESS:

(Seal)

Gladys Louise Graff (Seal)
Gladys Louise Graff

(Seal)

Edmund H. Graff (Seal)
Edmund H. Graff

(Seal)

STATE OF ALABAMA
SHELBY COUNTY }

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Gladys Louise Graff and husband, Edmund H. Graff, whose name S 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 19th day of September, A. D., 1968

Notary Public.

943
BOOK 254