

This instrument was prepared by

2330

(Name) Robert E. Paden, Attorney at Law

(Address) 1821-A Third Avenue, Bessemer, Alabama

Form 1-15 Rev. 1-66

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

STATE OF ALABAMA

JEFFERSON

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Three Thousand and no/100 (\$3,000.00) -----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Billy G. Riley and wife, Virginia S. Riley,
(herein referred to as grantors) do grant, bargain, sell and convey unto Ernest A. Armstrong and wife,
Mary F. 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:

Part of Southwest 1/4 of Northwest 1/4 of Section 7, Township 20 South,
Range 3 West of Huntsville Principal Meridian, Shelby County, Alabama,
being more particularly described as follows: Begin at the Northwest
corner of Southwest 1/4 of Northwest 1/4 of said Section 7, thence in
Easterly direction along North boundary of said quarter-quarter section
84.67 feet to the point of beginning of tract of land herein described;
thence continuing in straight line along the North boundary of said
quarter-quarter section in Easterly direction 246.77 feet; thence turning
an angle of 47 degrees and 17 minutes to the right in Southeasterly
direction 344.50 feet to the point of intersection with the Northwest
boundary of a County road right-of-way said point being on the arc of
a curve turning to the right in Southwesterly direction and having a
radius of 5,183.79 feet said arc being subtended by a central angle of
2 degrees and 06 minutes and having a chord of 189.98 feet in length,
thence turning an angle of 90 degrees and 04 minutes to the right from
last mentioned course having a length of 344.50 feet, thence along said
arc of said curve 190.00 feet said curve being the Northwest boundary of
said County road; thence turning an angle of 90 degrees and 54 minutes
to the right from last mentioned chord having a length of 189.98 feet
in a Northwesterly direction 511.67 feet to the point of beginning.
Containing 1.835 acres more or less.

The use of this property is restricted to one family dwellings consisting
of a minimum of 1,300 square feet in the main dwelling; however, any out-
buildings of a smaller size used in connection with the main dwelling is

(CONTINUED ON REVERSE SIDE)

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 8
day of April 1969

WITNESS:

(Seal)

(Seal)

(Seal)

Billy G. Riley (Seal)
Virginia S. Riley (Seal)

STATE OF ALABAMA

JEFFERSON

COUNTY

General Acknowledgment

I, Robert E. Paden, a Notary Public in and for said County, in said State,
hereby certify that Billy G. Riley and wife, Virginia S. Riley,
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 8 day of April A. D. 1969

Notary Public.

permissible. There shall not be more than one family dwelling on said property. There shall not be any house trailers used in connection with the dwelling.

STATE OF ALA. SHELBY CO.

CERTIFY THIS INSTRUMENT WAS FILED

Recd no 300
1953 MAY -2 AM 7:47

U.C.C. FILE NUMBER OR
REC. EX. & PAGE AS SHOWN ABOVE

Carroll M. Fisher

CLERK OF PROBATE

RETURN TO

Billy G. Riley and wife.

Virginia S. Riley.

TO

Ernest A. Armstrong and wife

Mary F. Armstrong

WARRANTY DEED

JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

3.00
145
445

THIS FORM FROM
LAWYERS TITLE INSURANCE CORP.
Title Insurance
BIRMINGHAM, ALA.

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