

This instrument was prepared by

(Name) E. L. Swint, Attorney at Law

(Address) 17 North 26th Street, Leeds, Alabama

Form 1-15 Rev. 1-68

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 Eleven Hundred Fifty and no/100 - - - - - (\$1,150.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Luther P. Armstrong and wife, Lillian W. Armstrong

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

Henry S. McMahon and wife, Patricia Ann McMahon

(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 ALA. SHELBY CO.  
RECORD THIS  
INSTRUMENT WAS FILED  
1970 FEB 21 AM 9:44  
REC. DIV. & FILED AS SHOWN ABOVE  
CONFIDENTIAL

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 14th day of February, 1970.

WITNESS:

(Seal)

(Seal)

(Seal)

Luther P. Armstrong (Seal)

Lillian W. Armstrong (Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON

COUNTY

General Acknowledgment

I, Eldred L. Swint, a Notary Public in and for said County, in said State, hereby certify that Luther P. Armstrong and wife, Lillian W. Armstrong 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 14th day of February, A. D., 1970.

Eldred L. Swint

Notary Public.

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