

This instrument was prepared by

(Name) Eldred L. Swint, Attorney at Law

(Address) 17 North 26th St. Leeds, Alabama

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 One Thousand and no/100 (\$1,000.00) DOLLARS

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

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

Daniel I. Jarrett and wife, Geneva E. Jarrett

(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:

A part of the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 23, T 17 S, Range 1, East, more particularly described as follows:

Begin at the S. W. corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section, thence run North along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ section 252.20 ft., thence turn 52° 25' right and run 51.80 ft., thence turn 91° 58' and run 169.50 ft., thence turn 7° 45' left and run 206.52 ft. to the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ section, thence turn 134° 11' right and run 281.50 ft. to the POINT OF BEGINNING, and (subject to the following described restriction)

In further consideration of the sale of this property, the grantees, Daniel I. Jarrett and wife, Geneva E. Jarrett, their heirs, assigns and successors, hereby agree not to locate and maintain more than two (2) mobile homes at any one time on the above described property.

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 1st day of April, 1970

WITNESS:

(Seal)

(Seal)

(Seal)

Luther P. Armstrong (Seal)

Lillian W. Armstrong (Seal)

(Seal)

General Acknowledgment

STATE OF ALABAMA

JEFFERSON COUNTY

I, Eldred L. Swint, a Notary Public in and for said County, in said State, hereby certify that L. 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 1st day of April, A. D., 1970

Eldred L. Swint

Notary Public.