

This instrument was prepared by

(Name) WALLACE & ELLIS, Attorneys

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Form 1-15 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 AND NO/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Hylott L. Armstrong, Jr. and wife, Renate Armstrong

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

Hylott L. Armstrong, Jr. and wife, Renate Armstrong

(herein referred to as GRANTEES) for and during their joint lives and on 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:

For a point of beginning, commence at the southwest corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 19, Township 21 South, Range 1 East, Shelby County, Alabama, and run northerly along the west line of said $\frac{1}{4}$ $\frac{1}{4}$ Section 244 feet to a point marked by an iron pipe, which point is the point of beginning of the lot herein described; thence turn an angle to the right of 88 deg. 45' 30" and run easterly and parallel with the south line of said $\frac{1}{4}$ $\frac{1}{4}$ Section 200 feet to a point marked by an iron pipe; thence turn an angle to the left of 88 deg. 45' 30" and run northerly and parallel with the west line of said $\frac{1}{4}$ $\frac{1}{4}$ Section 200 feet to a point marked by an iron pipe; thence turn an angle to the left of 91 deg. 14' 30" and run westerly and parallel with the south line of said $\frac{1}{4}$ $\frac{1}{4}$ Section 200 feet to a point on the west line of said $\frac{1}{4}$ $\frac{1}{4}$ Section marked by an iron pipe; thence turn an angle to the left of 88 deg. 45' 30" and run southerly along the said west line of said $\frac{1}{4}$ $\frac{1}{4}$ Section 200 feet to the said point of beginning, being a part of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 19, Township 21 South, Range 1 East, situated in Shelby County, Alabama. The property here conveyed, for the purpose of restriction, shall be considered a part of Lot 12 of Highland Subdivision, Map Book 5, page 26, Shelby County, Alabama, and the restrictions of said subdivision shall apply as a whole to this property and said Lot 12.

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 14 day of May, 1970.

WITNESS:

(Seal)

(Seal)

(Seal)

Hylott L. Armstrong, Jr. (Seal)

Renate Armstrong (Seal)

General Acknowledgment

the undersigned

by certify that Hylott L. Armstrong, Jr. and wife, Renate Armstrong

whose name s are signed to the foregoing conveyance, and who are known to me, acknowledged before me this day, that, being informed of the contents of the conveyance they executed the same voluntarily the day the same bears date.

Given under my hand and official seal this 14 day of May

Nancy K. Brasher Notary Public

BOOK 262-PAGE 372