



1970122800001000 1/1 \$.00
Shelby Cnty Judge of Probate, AL
12/28/1970 11:54:13 AM FILED/CERT

This instrument was prepared by

1091

(Name) Robert O. Driggers, Attorney

(Address) P.O. Box 58023, Homewood, Alabama 35209

Form 1-1-7 Rev. 1-66

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF JEFFERSON

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Thousand (\$2,000.00) Dollars and a purchase money first mortgage for Two Thousand (\$2,000.00) Dollars

to the undersigned grantor, K & S DEVELOPMENT CORPORATION, INC. a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

DOUGLAS WAYNE ARMSTRONG and wife, PATSY ANN 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 NE corner of Lot 7 Block 2 of Cherokee Forest, First Sector, as recorded in Map Book 5, page 17, in the Office of the Judge of Probate in Shelby County, Alabama; thence in an easterly direction along the projection of the northerly line of said Lot 7, a distance of 250 feet to the point of beginning; thence 90 degrees right, in a southerly direction, a distance of 127 feet; thence 90 degrees left, in an easterly direction, a distance of 435 feet; thence 90 degrees left, in a northerly direction a distance of 200 feet; thence 90 degrees left in a westerly direction a distance of 435 feet; thence 90 degrees left in a southerly direction a distance of 73 feet to the point of beginning.

This conveyance is subject to:

1. Taxes for the year 1971.
2. Restrictions contained in Volume 243, page 26 and amended by Volume 263, page 172, in the Probate Office of Shelby County, Alabama.

STATE OF ALA. SHELBY COUNTY
JUDGE OF PROBATE
INSTRUMENT WAS FILED
DEC 28 1970
U.C. FILE NUMBER OR
S.C. & PAGE AS SHOWN ABOVE
Consent to be
JUDGE OF PROBATE

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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, ROBERT F. SORRELL who is authorized to execute this conveyance, has hereto set its signature and seal, this the 15 day of December, 1970. K & S DEVELOPMENT CORPORATION, INC.

ATTEST:

Albert W. Keller
ALBERT W. KELLER Secretary

Robert F. Sorrell
By ROBERT F. SORRELL, Its President

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, Robert F. Sorrell a Notary Public in and for said County in said State, hereby certify that whose name as President of K & S Development Corporation, Inc. a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 18 day of December, 1970.

Robert O. Driggers
Notary Public

My Commission Expires May 8, 1974

BOOK 235 PAGE 381