

This instrument was prepared by

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Shelby Cnty Judge of Probate, AL
04/14/1972 12:00:00 AM FILED/CERT

(Name) Wallace and Ellis, Attorneys

(Address) Columbiana, 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 HUNDRED (\$100.00) AND OTHER GOOD AND VALUABLE CONSIDERATION DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

W. T. Armstrong and wife, Alice Y. Armstrong

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

Ernest A. Armstrong and wife, Mary Frances 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:

From the NE corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 34, Township 24 North, Range 15 East, run West along Quarter Section line for a distance of 298.14 feet to point of beginning; turn left an angle of 120 degrees, 26 min. for a distance of 292.02 feet, turn right an angle of 90 degrees 19 min. for a distance of 164.10 feet, turn right an angle of 28 degrees 12 min. for a distance of 123.47 feet, turn right an angle of 39 degrees 47 min. for a distance of 128.76 feet, turn right an angle of 46 degrees 40 min. for a distance of 139.80 feet, turn right an angle of 14 degrees 41 min. for a distance of 121.71 feet, turn right an angle of 80 degrees 47 min. for a distance of 213.12 feet to point of beginning.

As a part of the consideration heretofore grantees assume and agree to pay as the same becomes due that certain mortgage executed on the above described property in favor of Sadie Benson in the original principal amount of \$25,000.00, the present balance on said property being approximately \$22,500.00.

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 April, 1972.

WITNESS
SHELBY CO.
THIS DEED
WAS FILED
APRIL 14, 1972
C.C. FILE NUMBER
273 PAGE 777
STATE OF ALABAMA
SHELBY COUNTY

(Seal)

(Seal)

(Seal)

W. T. Armstrong (Seal)
W. T. Armstrong

(Seal)

Alice Y. Armstrong (Seal)
Alice Y. Armstrong

(Seal)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that W. T. Armstrong and wife, Alice Y. Armstrong, 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 14 day of April, A. D., 1972.

Nancy F. Brashears
Notary Public.