

THIS instrument was prepared by

(Name) Eldred L. Swint, Attorney at Law

(Address) Leeds, Alabama 35094



19730112000001740 1/2 \$.00
Shelby Cnty Judge of Probate, AL
01/12/1973 12:00:00 AM FILED/CERT

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY } COUNTY

2363
KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Hundred and no/100 - - - - - (\$500.00) - - - - - DOLLARS

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

Charles Armstrong and wife, Evelyn Armstrong

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

Walter A. Foster Jr. and wife, Sara S. Foster

(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 S. E. corner of the N. W. $\frac{1}{4}$ of the N. W. $\frac{1}{4}$ of Section 23, T. 17. S., R. 1 E., thence run west along the south line of said $\frac{1}{4}$ - $\frac{1}{4}$ section 264.10 feet to the POINT OF BEGINNING, thence continue along said course 285.90 feet, thence run $91^{\circ} 04'$ right and run 310.00 feet, thence turn $88^{\circ} 56'$ right and run 210.00 feet, thence turn $77^{\circ} 21'$ right and run 317.15 feet to the POINT OF BEGINNING, being situated in the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 23, T 17 S., R 1 E, Shelby County, Alabama.

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 28th day of November, 1972.

WITNESS:

(Seal)
(Seal)
(Seal)

Charles Armstrong (Seal)
Evelyn Armstrong (Seal)
(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles Armstrong and wife, Evelyn 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 28th day of November, A. D., 1972.

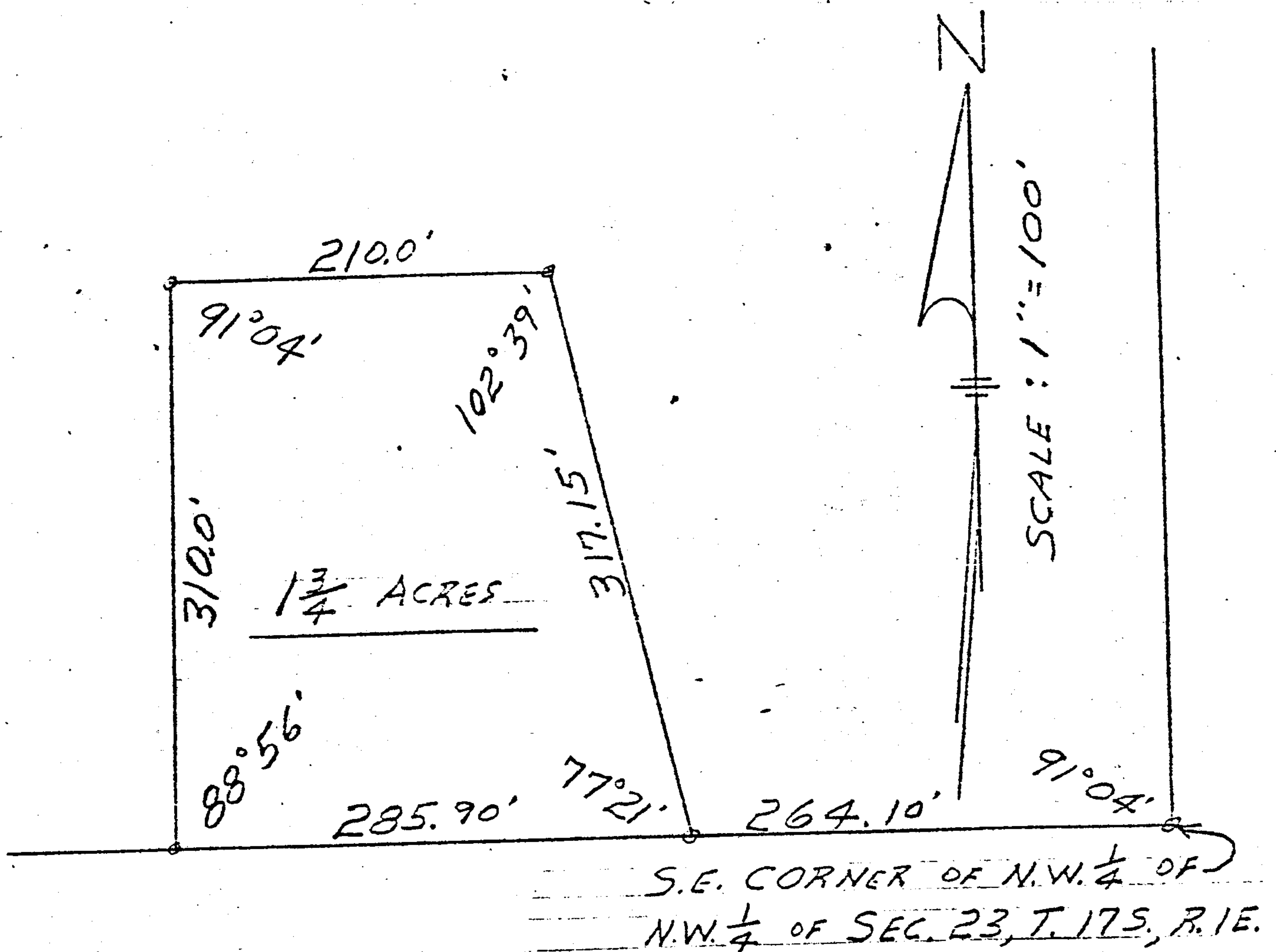
Eldred L. Swint

Notary Public.

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19730112000001740 2/2 \$.00
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State of Alabama
Jefferson County

I, Robert G. Norrell, Jr., a registered Engineer and Land Surveyor of Birmingham, Alabama, hereby certify that the foregoing is a true and correct map or plat of the following: Commence at the S. E. corner of the N. W. $\frac{1}{4}$ of the N. W. $\frac{1}{4}$ of Section 23, T. 17 S., R. 1 E., thence run west along the south line of said $\frac{1}{4}$ - $\frac{1}{4}$ section 264.10 feet to the point of beginning, thence continue along said course 235.90 feet, thence turn $91^{\circ}04'$ right and run 310.00 feet, thence turn $88^{\circ}56'$ right and run 210.00 feet, thence turn $77^{\circ}21'$ right and run 317.15 feet to the point of beginning.

According to my survey this the 7th day of October, 1972.

Robert G. Norrell, Jr.

Robert G. Norrell, Jr.

Reg. No. 3169

Phone 592-9740

STATE OF ALABAMA
JUDGE OF PROBATE
RECEIVED
OCT 12 1972
12:12:00
CLERK OF COURT
JAMES H. HAYES
JAMES H. HAYES
JAMES H. HAYES