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This instrument was prepared by Karl C. Harrison, Attorney at Law,
Columbiana, Alabama 35051

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

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY

That in consideration of Four Thousand and no/100 Dollars and other good and valuable consideration to the undersigned Grantor, Exchange Security Bank, Trustee under agreement with A. Leonard Armstrong (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 Daniel H. Standifer and Connie Standifer (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:

That certain tract or parcel of land lying in the town of Pelham, described as follows: Beginning at the northwest corner of Section 24, Township 20, Range 3 West, thence south 50 deg. 15 min. east 1408 feet to a point on the east side of the Birmingham-Montgomery Highway which is the point of beginning; thence north 77 deg. 37 min. east 447 feet to an iron post on top of mountain; thence south 15 deg. 10 min. west 415 feet to a stake; thence south 0 deg. 10 min. west 526 feet to the R/O/W of the A B & C RR; thence along said R/O/W north 78 deg. west 394 feet to the R/O/W of the said Birmingham-Montgomery Highway; thence with same four lines, north 9 deg. 30 min. east 409 feet to R/O/W marker; north 4 deg. east 205 feet; thence north 89 deg. 30 min. west 25 feet; thence north 0 deg. 30 min. west 95 feet to the point of beginning, containing 6 acres, being a part of the NE $\frac{1}{4}$ of Section 24, Township 20, Range 3 West;

Also beginning on the east margin of the Birmingham-Montgomery Highway at the northwest corner of the A. M. and A. L. Word tract of land and run thence in a northerly direction along the east margin of said highway a distance of 200 feet; thence in an easterly direction and parallel with the north boundary line of said Word tract a distance of 218 feet to a point; thence in a southerly direction and parallel with said highway 200 feet to a point; thence in a westerly direction along the northern boundary line of said Word tract a distance of 218 feet to the point of beginning, and being in Section 24, Township 20, Range 3 West and north of the tract of land upon which is now located the Word Store and residence, and containing one acre, more or less, and being in the NE $\frac{1}{4}$ thereof.
EXCEPTING R/O/W of Birmingham-Montgomery Highway and R/O/W of Pelham-Simsville Highway.

The above property has heretofore been known and referred to as "the Word's Store property".

A land line has been established between A. L. Armstrong and wife, Merle S. Armstrong and Marguerite C. and Don Busby on top of the mountain as shown by deed executed by A. L. Armstrong and wife, Merle S. Armstrong to Marguerite C. Busby and Don Busby which was dated October 23, 1972 and recorded in deed book 276, page 890 in the Probate Office of Shelby County, Alabama. The Grantors herein are only conveying that portion of the above land lying West of said established line.

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

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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 GRANTEEES, their heirs and assigns, that it 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 GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Trustee Exchange Security Bank who is authorized to execute this conveyance, has hereto set its signature and seal, this the 11th day of January, 1973.

Exchange Security Bank executes the within instrument solely in the representative capacity named and expressly limits its liability hereunder in the property now or hereafter held by it in such capacity.

EXCHANGE SECURITY BANK, Trustee under agreement with A. Leonard Armstrong

By Robert S. Winslow
Trustee

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, Margaret F. Jones, a Notary Public in and for said County in said State, hereby certify that Robert S. Winslow whose name as Trustee of Exchange Security Bank, Trustee under agreement with A. Leonard Armstrong, 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 Trustee and with full authority, executed the same voluntarily for and as the act of said Trust.

Given under my hand and official seal, this the 11th day of January, 1973.

Margaret F. Jones
Notary Public

MY COMMISSION EXPIRES FEBRUARY 16, 1974

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1973 JUL -6 AM 10:59
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE

19730706000038390 2/2 \$.00
Shelby Cnty Judge of Probate, AL
07/06/1973 12:00:00 AM FILED/CERT

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