

This instrument prepared by

(Name) Nancy Schilling 2876

(Address) 2295 Walleydale Road, Birmingham, Alabama 35214

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

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty-two hundred and no/100***** DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
John M. Frisby and wife, Pamela M. Frisby

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

Robert M. Armstrong and wife, Linda J. 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:

Lot 33, according to the survey of Navajo Hills Fourth Sector, as recorded in Map Book 5, Page 95, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

Grantee assumes unpaid balance of mortgage from John M. Frisby and wife, Pamela M. Frisby to Colonial Mortgage Company as recorded in Mortgage Book 335, Page 632, in the Probate of Shelby County, Alabama, which said mortgage was transferred to Federal National Mortgage Association as recorded in Misc. Book 6, Page 827, in the Probate Office aforesaid.

19740710000033980 1/1 \$.00
Shelby Cnty Judge of Probate, AL
07/10/1974 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
JUDGE OF PROBATE
REC. EX. & PAGE AS SHOWN ABOVE
U.C.C. FILE NUMBER OR
INDEX NO. 16 1:46
1974 JUL 16 PM 1:46
INDEXED
FILED
JUL 16 1974
SHELBY COUNTY, ALA.

BOOK 287 PAGE 741
DO 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, WC have hereunto set OUR hand(s) and seal(s), this 2nd day of July, 19 74

WITNESS:

_____(Seal) _____(Seal)
_____(Seal) _____(Seal)
_____(Seal) _____(Seal)

STATE OF ALABAMA }
SHELBY COUNTY } General Acknowledgment

I, Undersigned, a Notary Public in and for said County, in said State, hereby certify that John M. Frisby and wife, Pamela M. Frisby whose name 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 who executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of July, A. D. 19 74

Nancy Schilling
Notary Public