

This instrument was prepared by

(Name) E. L. Swint, Attorney at Law
(Address) Leeds, Alabama 35094

19750911000049850 1/1 \$.00
Shelby Cnty Judge of Probate, AL
09/11/1975 12:00:00AM FILED/CERT

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 Two Thousand and no/100 - - - - - DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Luther P. Armstrong and wife, Lillian W. Armstrong

(herein referred to as grantors) do grant, bargain, sell and convey unto
Jeffery A. Brasher and wife, Marsha L. Brasher

(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:

TRACT "R"

From the Southeast corner of Lot 3, Block 2, Armstrong's Estates, according to Plat recorded in Map Book 5, Page 19, Shelby County Probate Office, Columbiana, Alabama, the point of beginning of property herein-described, run S 1° 00' E 202.86 feet to the Northeasterly boundary of a public road; thence Northwesterly along said boundary 134.49 feet; thence N 1° 00' W 152.76 feet to Southwest corner of said Lot 3, Block 2; thence N 88° 47' E 125.0 feet along south boundary of said Lot 3, Block 2, to point of beginning; being a part of the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Sec. 23, Twp. 17S, Range 1 East, Shelby County, Alabama. Subject to Restrictions regarding Armstrong Estates as recorded in Probate Office of Shelby County, Alabama.

TRACT "S"

From the Southeast corner of Lot 2, Block 2, Armstrong Estates, according to plat recorded in Map Book 5, Page 19, Shelby County Probate Office, Columbiana, Alabama, the point of beginning of property herein described, run S 1° 00' E 152.76 feet to the Northeasterly boundary of a public road; thence Northwesterly along said boundary 136.97 feet; thence N 1° 00' W 96.28 feet to Southwest corner of said Lot 2, Block 2; thence N 88° 47' E 125.0 feet along south boundary of said Lot 2, Block 2 to point of beginning; being a part of the N $\frac{1}{2}$ of NW $\frac{1}{4}$ of Sec. 23, Twp. 17 South, Range 1 East, Shelby County, Alabama. Subject to Restrictions regarding Armstrong Estates as recorded in Probate Office of 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 4th day of September, 1975

WITNESS:

_____(Seal)

_____(Seal)

_____(Seal)

Luther P. Armstrong (Seal)
Lillian W. Armstrong (Seal)

_____(Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Luther P. Armstrong and wife, Lillian W. 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 4th day of September, A. D., 1975

Eldred L. Swint

Notary Public.

1975 SEP 11 AM 9:06
JUDGE OF PROBATE
Shelby County, Alabama

STATE OF ALABAMA
SHELBY COUNTY
I CERTIFY THAT THIS INSTRUMENT WAS FILED

BOOK 294 PAGE 436