

This instrument was prepared by

(Name) Augusta W. Bost

(Address) 2111 7th Avenue, South, Birmingham, Al. 35233

2784 Jefferson Land Title Service Co., Inc.

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty Seven Thousand and no/100 DOLLARS

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

William H. Armstrong and wife, Donna S. Armstrong

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

Lewis G. McConnell and wife Mary A. McConnell

(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:

Commencing at the NW corner of the SE 1/4 of NE 1/4, Section 36, Township 18 South, Range 1 West, the point of beginning; thence North 87 degrees 30 minutes East a distance of 459.60 feet to a point; thence South 69 degrees 15 minutes East a distance of 291.80 feet to a point on the West R.O.W. line of Shelby County Road No. 55; thence Southwesterly along said R.O.W. line a distance of 1,483.30 feet to a point; thence North 2 degrees 30 minutes West a distance of 1,245.70 feet to the point of beginning. Said land being situated in the SE 1/4 of NE 1/4, Section 36, Township 18 South, Range 1 East, Shelby County, Alabama, and containing 9 1/2 acres more or less.

Twenty-One Thousand Five Hundred and no/100 Dollars (\$21,500.00) of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

19770106000001730 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
01/06/1977 12:00:00AM FILED/CERT

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 Twenty-Third

day of December, 1976

(Seal)

(Seal)

(Seal)

William H. Armstrong (Seal)

Donna S. Armstrong (Seal)

(Seal)

STATE OF ALABAMA  
JEFFERSON COUNTY

General Acknowledgment

I, Bart Nelson, a Notary Public in and for said County, in said State, hereby certify that William H. Armstrong and wife, Donna S. 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 23rd day of December

My Commission Expires March 10, 1980

Notary Public