

This instrument was prepared by

(Name) William J. Wynn

(Address) 621 City Federal Building, Birmingham, Alabama 35203

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

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty Five Thousand and no/100 DOLLARS \$30,600.00 of the purchase price rec'd above was paid from a mortgage loan closed simultaneously with delivery of this deed.

George N. Bibb and wife, Francis Bibb

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

Kenneth W. Armstrong and wife, Kemberly G. 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:

A part of the West half of SW 1/4 of SW 1/4 of Section 22, Township 19 South, Range 2 West, Shelby County, Alabama, described as follows: Commencing at the SW corner of the SW 1/4 of SW 1/4 of said Section 22, and run North along West line, North 2 deg. 30' West 842.9 feet to point of beginning of tract herein described; thence continue North 2 deg. 30' West 296.0 feet; thence South 53 deg. 30' East 366 feet; thence South 56 deg. 40' West 37.0 feet; thence South 73 deg. 10' West 33.0 feet; thence North 86 deg. 50' West 31.0 feet; thence North 76 deg. 50' West 38.0 feet; thence North 87 deg. 50' West 48.0 feet; thence run South 57 deg. 50' West 121.0 feet to point of beginning, containing .896 acres, more or less, LESS AND EXCEPT THE FOLLOWING DESCRIBED LAND: Commence at the NW corner of the SW 1/4 of the SW 1/4 of Section 22, Township 19 South, Range 2 West, Shelby County, Alabama, and run South along West line of said 1/4-1/4 Section 215.50 feet to point of beginning; from point of beginning continue South along last described course 116.10 feet; thence an angle left of 148 deg. 45'09" and run Northeasterly 99.26 feet; thence an angle left of 90 deg. 00' and run Northwesterly 60.23 feet to point of beginning. Said tract containing .068 acres, and being that part of proposed Lot 6 of Proposed Bibb Estates, lying in the SW 1/4 of the SW 1/4 of Section 22, Township 19 South, Range 2 West, Shelby County, Alabama.

Subject to:

- 1. Ad Valorem taxes due and payable October 1, 1978.
2. Transmission line permits and public road rights of record.

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, have hereunto set Our hand(s) and seal(s), this 2 day of August, 19 78.

WITNESS:

STATE OF ALA. SHELBY CO. I CERTIFY THIS DEED WAS FILED

1978 AUG -4 AM (Seal) 3

George N. Bibb (Seal)
Francis Bibb (Seal)

STATE OF ALABAMA Jefferson COUNTY

JUDGE OF PROBATE
Dues 4.50
Rec. 1.50
Ind. 1.00
7.00

Sumtg. 381-372
General Acknowledgment

the undersigned, a Notary Public in and for said County, in said State, hereby certify that George N. Bibb and wife, Francis Bibb 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 2 day of August

FIRST FEDERAL SAVINGS and Loan Association OF ALABAMA

Notary Public seal and signature

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