(1800 sq)
#4.50

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, Attorneys

(Address) Columbiana, Alabama 35051

Form 1-1-5 Rev. 1-66
WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

409

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

That in consideration of ONE HUNDRED DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION XXXXXXXX

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

James R. Armstrong and wife, Barbara Armstrong

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

Bobby Wayne Armstrong and wife, Darlene 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:

Commence at the southwest corner of the SE¼ of the SE¼, Section 16, Township 21 South, Range 1 East; thence in a northerly direction along the west boundary of said ¼ ¼ a distance of 42.86 feet to the north R.O.W. of County Highway #30; thence 88 deg. 41' right and run 12.0 feet to the point of beginning of the parcel of land herein described, being a point also on said north R.O.W. of said County Road; thence continue along said north R.O.W. of said County Road for 198.0 feet to a point; thence 88 deg. 41' to the left and run 90.7 feet to a point; thence 75 deg. 28' 49" to the left and run 162.0 feet to a point; thence 87 deg. 40' 51" to the left and run 141.95 feet to the point of beginning.
Said parcel of land is lying in the SE¼ of SE¼, Section 16, Township 21 South, Range 1 East, and contains 0.47 acres.

BOOK 320 PAGE 13

19790611000072080 1/1 $.00
Shelby Cnty Judge of Probate, AL
06/11/1979 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 day of June, 19 79.

WITNESS:

(Seal) James R. (Robert) Armstrong (Seal)

JUN 11 AM 8 14 (Seal) Barbara Armstrong (Seal)

(Seal) (Seal)

Deed 3.00
Rec 1.50
Mtg 1.00
4.50

STATE OF ALABAMA
SHELBY COUNTY } General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James R. Armstrong and wife, Barbara 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 9th day of June A. D., 1979.

Emily B. Taxed
Notary Public.