

This instrument was prepared by

(Name) Diane S. McBride

(Address) Rt. 2 Box 1415, Alabaster, Alabama 35007

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE THOUSAND, ONE HUNDRED FIFTY & NO/100 (\$1,150.00) - ----- DOLLARS and the execution of a purchase money mortgage

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

E. G. Hall and wife, Effie Hall

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

✓ Walter Thomas Armstrong and wife, Alice W. 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 parcel of land located in the Northeast 1/4 of the Southeast 1/4 of Section 34, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the Southwest corner of Lot 1, Block 1 of Fernwood - Fourth Sector, as recorded in Map Book 7, Page 96 in the office of the Judge of Probate in Shelby County, Alabama; thence in a Northwesterly direction, along the Southwest line of said Lot 1, a distance of 20.11 feet to the Point of Beginning; thence 58 degrees 59 minutes 33 seconds left, in a Northwesterly direction, a distance of 159.78 feet to a point on the Southeast Right of Way Line of 13th Street N.W.; thence 93 degrees 43 minutes 28 seconds right, in a Northeasterly direction along said Right of Way Line, a distance of 113.91 feet to the beginning of a curve to the right, said curve having a radius of 25.0 feet and a central angle of 124 degrees 10 minutes 53 seconds; thence along arc of said curve a distance of 54.18 feet to end of said curve and the beginning of a curve to the left, said curve having a radius of 50.0 feet and a central angle of 48 degrees 11 minutes 23 seconds; thence along arc of said curve, in a Southeasterly direction, a distance of 42.05 feet to end of said curve, said point being the Northwest corner of said Lot 1, Block 1 of Fernwood - Fourth Sector; thence 69 degrees 16 minutes 35 seconds right, measured from tangent of said curve, in a Southeasterly direction along the Southwest line of said Lot 1, a distance of 142.00 feet to the Point of Beginning.



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Shelby Cnty Judge of Probate, AL  
02/15/1980 00:00:00 FILED/CERTIFIED

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 29 January, 1980.

WITNESS:

Deed tax 2.00  
Rec. 1.50  
Ind. 1.00

1980 FEB 15 AM 10:49

4.50

E G Hall

Effie Hall

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, Irma Jean Hamilton, a Notary Public in and for said County, in said State, hereby certify that E. G. Hall and Effie Hall whose name is 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29 day of January, A. D., 1980

Irma Jean Hamilton  
Notary Public.

506 - 13th St. N.W.  
Alabaster, Ala. 35007