

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER

(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



19810803000083950 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
08/03/1981 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Six thousand five hundred and no/100 DOLLARS

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

Renate E. Armstrong

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

George H. Smith and wife, Eleanor A. Smith

(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:

Lot 13, Highland Subdivision, as shown in Map Book 5, page 26, in the Probate Records of Shelby County, Alabama.

Subject to transmission line permits of record, restrictions shown on said plat and restrictions recorded in the Probate Office of Shelby County, Alabama, in Deed Book 252, page 11.

In the event the house owned by grantor and grantor's former husband, Hylott Armstrong, which joins the above said real estate, shall be sold at public sale, grantees herein shall offer the above said property to the successful bidder at said public sale at a fair market price.

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, I have hereunto set my hand(s) and seal(s), this 3rd day of August, 1981.

WITNESS: STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1981 AUG -3 AM 11:43
Renate E. Armstrong (Seal)
Renate E. Armstrong (Seal)
JUDGE OF PROBATE (Seal)

Deed Tax 6.50
Rec. 1.50
1.00
9.00

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Renate E. Armstrong, a single woman whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of August, A. D., 1981.

Annette

Dorothy Cannady
Notary Public.