

(Name) _____

This instrument was prepared by

(Address) _____

(Name) Mike T. Atchison, Attorney at Law

(Address) Post Office Box 822, Columbiana, Alabama 35051

Form 1-1-S Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY }
BOOK 353 PAGE 873

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Thousand, Two Hundred Fifty and no/100----- DOLLARS
and the execution of a mortgage recorded simultaneously herewith
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Lillie Gill, an unremarried widow

(herein referred to as grantors) do grant, bargain, sell and convey unto
Ronald D. Armstrong and Cynthia B. Armstrong

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Commence at the SE corner of SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 34, Township 24 North, Range 15 East; said point being marked by an iron nail; thence run West along South line of said Quarter-Quarter Section a distance of 578.09 feet; thence turn an angle of 82 deg. 00' to the right and run a distance of 425.15 feet; thence turn an angle of 6 deg. 01' to the left and run a distance of 102.4 feet; thence turn an angle of 7 deg. 31' to the right and run a distance of 100.00 feet to the point of beginning; thence continue in the same direction a distance of 100.00 feet; thence turn an angle of 96 deg. 30' to the right and run a distance of 200.00 feet; thence turn an angle of 83 deg. 30' to the right and run a distance of 100.00 feet; thence turn an angle of 96 deg. 30' to the right and run a distance of 200 feet to point of beginning. Situated in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 34, Township 24 North, Range 15 East, Shelby County, Alabama.

Situated in Shelby County, Alabama.

Lillie Gill is the surviving grantee of that certain deed from Lillian M. Stone and husband, Percy R. Stone, to Joseph Jackson Gill and wife, Lillie Gill, dated February 26, 1966, and recorded in Deed Book 246, Page 188, in Probate Office, the other grantee, Joseph Jackson Gill having died on or about the 28th day of November 1975.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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

day of March, 1984

WITNESS: STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1984 MAR 12 AM 9:09

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby COUNTY }

I, the undersigned authority

hereby certify that Lillie Gill, an unremarried widow

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

day of

March

A.D., 1984

Notary Public.