

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

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of 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,

Luther P. Armstrong and wife, Lillian W. Armstrong

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

Jimmie Ray Armstrong, Sr. and wife, Betty Armstrong

2312 Sunset Dr., Leeds, Al. 35094

(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:

Lots No. 4 and 5 according to subdivision of Rice Acres as surveyed by W. B. Bennett, and recorded in the Office of Probate Judge of Shelby County, Alabama, in Map Book 3, page 117; Also land owned by Grantors above the present 397 feet contour line of Alabama Power Company adjoining said lots as said contour line exists as of the date hereof.

LESS AND EXCEPT that portion of Lot 5 which was conveyed to James M. Wright in deed dated January 24, 1968, and recorded in Deed Book 251, page 701 in the Probate Records of Shelby County, Alabama.

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 3rd day of May, 1984

WITNESS:

Pauline R. Watson, Notary Public, State of Ala. Shelby Co. I CERTIFY THIS INSTRUMENT WAS FILED

1984 MAY 23 AM 7:59
Bond TAX \$0
Rec 1.50
Fund 1.00
3.00
JUDGE OF PROBATE

Luther P. Armstrong (Seal)
Lillian W. Armstrong (Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Luther P. Armstrong and wife, Lillian W. Armstrong whose names are _____, sign 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 3rd day of May, A. D. 1984

my commission expires Aug. 12, 1987. Freda Jean Sallner, Notary Public, Rt 2, Box 1034, Leeds, Al. 35094