

1796

SEND TAX NOTICE TO:

(Name) Gorman M. Armstrong, Sr.

(Address) Route 2, Box 574
West Blocton, Alabama 35184

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER

(Address) Columbiana, Alabama 35051

Form 1-1-5 Rev. 5/82

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

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eight thousand and no/100 DOLLARS

plus execution of purchase money mortgage

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

Margaret E. Caton and husband, James Caton

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

Gorman M. Armstrong, Sr., Pauline B. Armstrong, Claude Melvin Armstrong and
Brenda 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:

Lots 20 and 21, according to Waxa Subdivision, the same being a part of Section 35, Township 24, North, Range 15 East, a plat of said subdivision being recorded in Map Book 5, page 5, in the Probate Office of Shelby County, Alabama.

There is excepted from this conveyance and reserved to the grantor all that part of the above described lot lying below that certain datum plane of 397 feet above mean sea level as established by the U.S. Coast and Geodetic Survey as adjusted in January, 1955. Grantee shall have the right to use and cut or clear the trees or timber on that part of said lot hereinabove described lying below said elevation of 397 feet above mean sea level until same is purchased or otherwise acquired by Alabama Power Company in connection with the raising or original Lay Lake by said Company.

The elevation above sea level used when the original Lay Lake was constructed is converted to U.S. Coast and Geodetic Survey elevation above mean sea level by subtracting 37.87 feet from such elevation that was used when said Lay Lake was originally constructed and is substantially the same as the 397 feet above mean sea level referred to hereinabove.

Said lot is conveyed subject to the protective covenants recorded in Deed Book 235, pages 550-551 in the Probate Office of Shelby County, Alabama.

Mineral Rights excepted.

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, we have hereunto set our hand(s) and seal(s), this 24

day of June, 19 86

STATE OF ALA. SHELBY CO.

WITNESSES:
I CERTIFY THIS
INSTRUMENT WAS FILED

1986 JUN 25 AM 9:25

Thomas C. Henderson, Jr.
JUL 01 1986

STATE OF ALABAMA

Shelby

COUNTY

I, the undersigned

hereby certify that Margaret E. Caton and husband, James Caton

whose name s 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 24 day of June, A. D., 19 86

Dorothy Jackson

Notary Public.

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