

SEND TAX NOTICE TO:

\$500.00

(Name) Claude Melvin Armstrong and
Brenda B. Armstrong

(Address) RT. 2, Box 2296

McCALLA, AL

35111

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW

(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 TEN AND NO/100 (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Gorman M. Armstrong, Sr. and wife, Dorothy, Claude Melvin Armstrong and
Brenda B. Armstrong

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

Claude Melvin Armstrong and Brenda B. Armstrong, husband and wife

(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 of 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.

With reference to the Grantees as the same appear in that certain deed recorded in Real Book 77, page 962 in the office of the Judge of Probate of Shelby County, Alabama. Pauline B. Armstrong died on February 18, 1988. She was the wife of Gorman M. Armstrong, Sr. Gorman M. Armstrong, Sr. has since remarried, and his present wife is Dorothy Armstrong.

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

day of 19 88

WITNESSES:

Claude Melvin Armstrong (Seal)
Claude Melvin Armstrong
Brenda B. Armstrong (Seal)
Brenda B. Armstrong (Seal)

Gorman M. Armstrong Sr. (Seal)
Gorman M. Armstrong, Sr.
Dorothy Armstrong (Seal)
Dorothy Armstrong (Seal)

STATE OF ALABAMA

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Gorman M. Armstrong, Sr. and wife, Dorothy Armstrong whose names 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 29th day of June A. D., 19 88

Carroll M. Fowler Jr.

Public

SEE ADDITIONAL ACKNOWLEDGEMENT ON REVERSE SIDE

BOOK 192 PAGE 425

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Claude Melvin Armstrong and Brenda B. Armstrong, whose names 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 1st day of July, 1988.

Cassius M. Fowler Jr.
Notary Public

BOOK 192 PAGE 426

STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED

88 JUL -1 PM 3:11

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Tax \$ 50
2. Mtg. Tax
3. Recording Fee 5.00
4. Indexing Fee 3.00
TOTAL = 8.50

RETURN TO

TO

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

THIS FORM FROM
LAWYERS TITLE INSURANCE CORP.
Title Insurance
BIRMINGHAM, ALA.