

THIS INSTRUMENT WAS PREPARED BY:

NAME _____

ADDRESS _____

FORM 1-1 5 REV. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-LAWYER
TITLE INSURANCE CORPORATION, BIRMINGHAM, ALABAMA

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY

COUNTY

THAT IN CONSIDERATION OF ONE DOLLAR AND OTHER GOODS. ONE AND
NO/100 DOLLARS

TO THE UNDERSIGNED GRANTOR OR GRANTORS IN HAND PAID BY THE GRANTEEES
HEREIN, THE RECEIPTS WHEREOF IS ACKNOWLEDGED, WE

MAUDIE PEARL SKELTON ARMSTRONG, A SINGLE WOMAN

(HEREIN REFERRED TO AS GRANTORS) DO GRANT, BARGAIN, SELL AND CONVEY
UNTO.

AUBREY LEE ARMSTRONG A SINGLE MAN

(HEREIN REFERRED TO AS GRANTEEES) 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:

FROM THE SE CORNER OF THE NW 1/4 OF THE NE 1/4 OF SECTION 3,
TOWNSHIP 19 SOUTH RANGE 1 WEST, RUN NORTHERLY ALONG THE EAST
BOUNDARY LINE OF SAID 1/4-1/4 SECTION 772.0 FEET TO THE POINT
OF BEGINNING OF THE LAND HEREIN DESCRIBED. THENCE CONTINUE
NORTHERLY ALONG LAST SAID COURSE FOR 260.0 FEET; THENCE TURN
LEFT AN ANGLE OF 90 DEGREES 21 MINUTES AND RUN WESTERLY 968.15
FEET, MORE OR LESS, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF
SHELBY COUNTY ROAD NO. 41, THENCE TURN LEFT AN ANGLE OF 73 DEGREES
49 MINUTES AND RUN SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY 270.84
FEET; THENCE TURN LEFT AN ANGLE OF 106 DEGREES 11 MINUTES AND RUN
EASTERLY 1041.79 FEET TO THE POINT OF BEGINNING. THIS LAND BEING
A PART OF THE NW 1/4 OF NE 1/4 OF SECTION 3, TOWNSHIP 19 SOUTH,
RANGE 1 WEST.

SITUATED IN SHELBY COUNTY, ALABAMA

SUBJECT TO:

RIGHT -OF- WAY TO SHELBY COUNTY AS RECORDED IN DEED VOLUME 196,
PAGE 254, IN COLUMBIANA, SHELBY COUNTY, ALABAMA

3340 Mountainide Rd.
B'ham, AL

35243

09/08/1993-27295
08:03 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 11.50

Inst # 1993-27295

\$ 500.00

TO HAVE AND TO HOLD TO THE SAID GRANTEES OR 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 PERSON.

IN WITNESS WHEREOF cl HAVE HERE SET my HAND(S)
DAY OF 3rd Sept 1993

WITNESS:

(SEAL)

Maudie Pearl Skelton Armstrong (SEAL)

(SEAL)

(SEAL)

STATE OF ALABAMA

GENERAL ACKNOWLEDGMENT

Jefferson COUNTY

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY MAUDIE PEARL SKELTON ARMSTRONG A SINGLE WOMEN 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 3rd EXECUTED THE SAME VOLUNTARILY ON THE DAY THE SAME BEARS DATE.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 3rd DAY OF September 1993
Inst # 1993-27295

09/08/1993-27295
08:03 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 11.50

Rosa G. Gardley
Notary Public
My Commission expires: 2-11-96