

This instrument was prepared by:

(Name) Doyce C. Armstrong  
(Address) 335 Cty. Rd. 55  
Wilsonville, Al 35186

Send Tax Notice to:

(Name) Doyce C. Armstrong  
(Address) 335 Cty. Rd. 55  
Wilsonville, Al 35186

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

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,

Doyce C. Armstrong and wife, Ann L. Armstrong  
(herein referred to as grantors) do grant, bargain, sell and convey unto

Doyce C. Armstrong and Ann L. Armstrong  
(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:

Property being described on Exhibit "A" attached hereto and made part and parcel hereof and incorporated by reference as fully as if set out herein, which said exhibit is signed for the purpose of identification.

The purpose of this deed is to establish joint tenancy with rights of survivorship.

This deed is given to correct the erroneous defect contained in that certain deed recorded in Instrument #1993-18246 in the Judge of Probate Office of Shelby County, Alabama.

Inst # 1995-18402

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SHELBY COUNTY JUDGE OF PROBATE  
DOE MCD 13.00

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 for 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 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 6<sup>th</sup> day of July, 19 95.

WITNESS

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

Doyce C. Armstrong (Seal)  
Doyce C. Armstrong  
Ann L. Armstrong (Seal)  
Ann L. Armstrong (Seal)

STATE OF ALABAMA

SHELBY

COUNTY }

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Doyce C. Armstrong and wife, Ann L. 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 6 day of July, A.D., 19 95.

MY COMMISSION EXPIRES MAY 24, 1999

FIRST NATIONAL BANK OF COLUMBIANA

My Commission Expires

POST OFFICE BOX 977

COLUMBIANA, ALABAMA 35051

Notary Public

Patricia L. Dene

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Exhibit "A"

Tract I:

Begin at the SE corner of the NW 1/4 of SW 1/4 of Section 5, Township 21 South, Range 1 East; thence North along the East boundary of the NW 1/4 of SW 1/4 a distance of 180 feet; thence West and parallel to the South boundary of said NW 1/4 of SW 1/4 a distance of 105 feet; thence South parallel to the East boundary of said NW 1/4 of SW 1/4 a distance of 180 feet to the intersection with the South boundary of said NW 1/4 of SW 1/4; thence East along the south boundary of said NW 1/4 of SW 1/4 a distance of 105 feet to the point of beginning. Said land is lying the NW 1/4 of SW 1/4 of Section 5, Township 21, Range 1 East.

Also, a parcel of land situated in the NE 1/4 of SW 1/4 of Section 5, Township 21 South, Range 1 East, described as follows: Commencing at the SE corner of the NW 1/4 of SW 1/4 of said Section; thence run North 2 deg. West along the East line of said forty a distance of 156.4 feet to the West right of way line of the Blue Springs Westover Highway; thence a distance of 156.74 feet to the South line of the NE 1/4 of SW 1/4 of said section; thence South 87 deg. 15 min. West a distance of 12.62 feet to the point of beginning.

Tract II

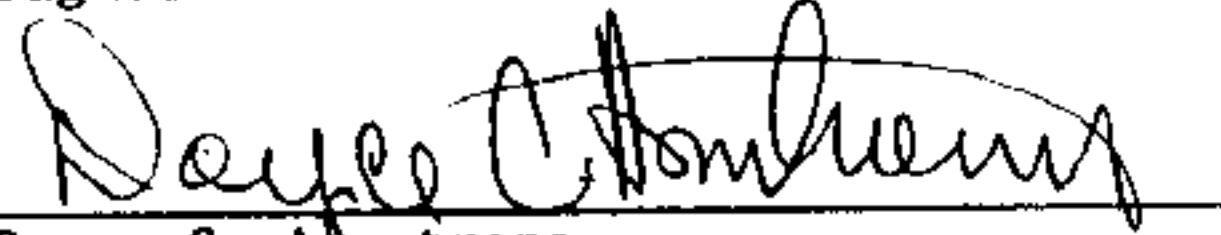
Commence at the SE corner of the NW 1/4 of SW 1/4 of Section 5, Township 21 South, Range 1 East, thence run North along the East line of said 1/4-1/4 Section a distance of 180.0 feet; thence turn an angle of 90 deg. 45 min. to the left and run a distance of 1.90 feet to the West Right of Way Line of Shelby County Highway #55 to the point of beginning; thence continue in the same direction a distance of 103.10 feet; thence turn an angle of 89 deg. 15 min. to the left and run a distance of 153.87 feet to the North margin of a gravel road; thence turn an angle of 89 deg. 15 min. to the right and run along the North margin of said road a distance of 56.80 feet; thence turn an angle of 100 deg. 31 min. to the right and run a distance of 244.30 feet; thence turn an angle of 83 deg. 54 min. to the right and run a distance of 119.20 feet to the West Right of Way line of Highway #55; thence turn an angle of 86 deg. 20 min. to the right and run along said Right of Way line a distance of 61.86 feet; thence turn an angle of 4 deg. 37 min. to the left and run along said Right of Way line a distance of 18.35 feet to the point of beginning. Situated in the NW 1/4 of the SW 1/4 of Section 5, Township 21 South, Range 1 East, Shelby County, Alabama.

Tract III

Commence at the SE corner of the NW 1/4 of the SW 1/4 of Section 5, Township 21 South, Range 1 East, thence run North along the East line of said 1/4-1/4 Section a distance of 180.0 feet; thence turn an angle of 90 deg. 45 min. to the left and run a distance of 1.90 feet to the West Right of Way line of Shelby County Highway #55; thence continue in the same direction a distance of 103.10 feet; thence turn an angle of 89 deg. 15 min. to the left and run a distance of 153.87 feet to the North margin of a gravel road; thence turn an angle of 89 deg. 15 min. to the right and run along the North margin of said road a distance of 56.80 feet; thence turn an angle of 100 deg. 31 min. to the right and run a distance of 244.30 feet to the point of beginning, thence turn an angle of 96 deg. 06 min. to the left and run a distance of 189.87 feet to a point; thence turn to the left an angle of 90 deg. and run a distance of 243.33 feet to a point on the North margin of a gravel road; thence turn to the left and run Easterly along the North margin of said gravel road a distance of 168.17 feet to a point, which said point is also the southwestern corner of lot deeded by W. W. Stinson and Elizabeth Stinson to Doyce C. Armstrong by deed dated December 13, 1966 and recorded in Deed Book 246, Page 212, in the Probate Records of Shelby County, Alabama; thence turn to the left and run Northeasterly a distance of 244.3 feet along the Westerly boundary of property deeded to Doyce C. Armstrong by Deed Book 246 Page 212, to the point of beginning.

All being situated in Shelby County, Alabama.

Signed for Identification:

  
Doyce C. Armstrong

  
Ann L. Armstrong

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