

SEND TAX NOTICE TO:

(Name) Patricia H. Armstrong and Hylott L. Armstrong, Jr.

(Address) _____

This instrument was prepared by

(Name) Wallace, Ellis, Head & Fowler, Attorneys

(Address) Columbiana, Alabama 35051

Form 115 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 Other valuable consideration and the sum of ONE & NO/100 (\$1.00) DOLLARS

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

Preston D. Hughes and wife, Bonnie D. Hughes; Emmett E. Hughes and wife, Angela S. Hughes; William J. Hughes and wife, Sandra L. Hughes; Patricia H. Armstrong and husband, Hylott L. Armstrong, Jr. therein referred to as grantors) do grant, bargain, sell and convey unto

Patricia H. Armstrong and husband, Hylott L. Armstrong, Jr.

therein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

Commence at the NE corner of the S $\frac{1}{2}$ of SE $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 26, Township 20 South, Range 1 East; thence run South along the East line of said $\frac{1}{2}$ $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 320.00 feet, to the point of beginning; thence continue in the same direction a distance of 322.00 feet; thence turn a deflection angle of 90 deg. 46 min. 55 sec. to the right and run a distance of 1317.10 feet; thence turn a deflection angle of 86 deg. 15 min. 16 sec. to the right and run a distance of 100.65 feet; thence turn a deflection angle of 86 deg. 32 min. 19 sec. to the left and run a distance of 230.27 feet, to the East margin of a paved county road; thence turn a deflection angle of 87 deg. 29 min. 13 sec. to the right and run along said road margin a distance of 107.59 feet; thence turn a deflection angle of 23 deg. 39 min. 07 sec. to the right and continue along the margin of said road a distance of 107.48 feet; thence turn an deflection angle of 68 deg. 34 min. 55 sec. to the right and run a distance of 1489.61 feet to the point of beginning. Situated in the S $\frac{1}{2}$ of SE $\frac{1}{4}$ of NW $\frac{1}{4}$ and the S $\frac{1}{2}$ of SW $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 26, Township 20 South, Range 1 East, Shelby County, Alabama, and containing 10.47 acres. According to survey of Frank W. Wheeler.

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 31st

day of July, 19 85.

(Preston D. Hughes) (Seal)

(Bonnie D. Hughes) (Seal)

(Emmett E. Hughes) (Seal)

(Angela S. Hughes) (Seal)

(William J. Hughes) (Seal)

(Sandra L. Hughes) (Seal)

(Patricia H. Armstrong) (Seal)

(Hylott L. Armstrong, Jr.) (Seal)

Preston D. Hughes

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Preston O. Hughes and wife, Bonnie D. Hughes 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 31st day of July, 1985.

Melinda A. Walker
Notary Public

My Commission Expires March 26, 1989

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, insaid State hereby certify that Emmett E. Hughes and wife, Angela S. Hughes 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 31st day of July, 1985.

Melinda A. Walker
Notary Public

My Commission Expires March 26, 1989

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William J. Hughes and wife, Sandra L. Hughes 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 31st day of July, 1985.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1985 SEP 25 AM 10:48

Deed tax 17.00
Rec. 500
Ind. 700
29.00

Melinda A. Walker
Notary Public

My Commission Expires March 26, 1989

Thomas A. Henderson, Jr.
JUDGE OF PROBATE

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for id County, in said State, hereby certify that Patricia H. Armstrong and husband, Hyloft J. Armstrong, Jr. 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 31st day of July, 1985.

Melinda A. Walker
Notary Public

My Commission Expires March 26, 1989

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