

This instrument was prepared by
(Name) Lamar Ham 2059
(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

Send Tax Notice To: Allan L. Armstrong
name
4730 Copena Drive
address
Helena, AL 35080

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA
Jefferson COUNTY **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Ninety Eight Thousand and 00/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Randy Vincent Allen and wife, Lenora W. Allen

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

Allan L. Armstrong and Shawn P. 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:

Lot 13, Block 4, according to the Survey of Indian Wood Forest, Third Sector, as recorded in Map Book 7, Page 104, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements, restrictions, mineral and mining rights and rights of way of record.

\$78,400.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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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 10th day of May, 19 88

WITNESS:

- 1. Deed Tax \$ 20.00 (Seal)
 - 2. Mtg. Tax 2.50 (Seal)
 - 3. Recording Fee 1.00 (Seal)
 - 4. Int. on Tax 1.00 (Seal)
- TOTAL 23.50
- STATE OF ALABAMA
Jefferson COUNTY
- [Signature]*
JUDGE OF PROBATE

Randy Vincent Allen (Seal)
Randy Vincent Allen

Lenora W. Allen (Seal)
Lenora W. Allen

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Randy Vincent Allen and wife, Lenora W. Allen whose name is 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 10th day of May, A. D., 19 88

[Signature]
Notary Public.