

THIS INSTRUMENT PREPARED BY:
HILL & WEATHINGTON, P.C.
819 Parkway Drive, S.E.
Leeds, Alabama 35094

Send Tax Notice To:
Joyce S. Baggett
304 Fairlane Dr.
B'ham, AL 35209

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TWENTY SEVEN THOUSAND AND NO/100 (\$27,000.00) DOLLARS to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, J. ERNEST ARMSTRONG and wife, ELSIE E. ARMSTRONG (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto JOYCE S. BAGGETT (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Begin at the SW corner of Lot 7 according to the Map of Rice Acres, as recorded in Map Book 3, page 117, Judge of Probate Office, Shelby County, Alabama, being also a point on the NE right of way boundary of The Missouri Road, for the point of beginning; thence run Northwesterly along said NE right of way boundary, being also the SW boundary of said Lot 7, a distance of 123.0 feet to the point of intersection of said NE right of way boundary with the SW boundary of Old Road; turn right an angle of 155 deg. 30' along said SW boundary a distance of 35.10 feet; turn left an angle of 12 deg. 39'30" and continue along said SW boundary a distance of 103.55 feet to the New Contour line for Alabama Power Company water right of way for Dam; turn right an angle of 52 deg. 05'30" along said Contour line a distance of 19.0 feet; turn left an angle of 08 deg. 30' and continue along said Contour line a distance of 19.0 feet to the South line of said Lot 7; turn right an angle of 106 deg. 20' along South line a distance of 76.0 feet to point of beginning; being a portion of Lot 1, according to said Map of Rice Acres in NW1/4, Section 18, Township 24 North, Range 16 East, Shelby County, Alabama.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said Grantee, his, her or 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 stated 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 Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s)
and seal(s) this 24th day of June, 1992.

J. Ernest Armstrong
J. ERNEST ARMSTRONG

Elsie E. Armstrong
ELSIE E. ARMSTRONG

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said
County in said State, hereby certify that J. Ernest Armstrong and
wife, Elsie E. Armstrong 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 24th day of
June, 1992.

Conley L. Jumper
Notary Public

My Commission Expires 10/7/94

1992-12169
06/24/1992-12169
12:39 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MJS 36.00