

This instrument was prepared by:  
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101 West College  
Columbiana, AL 35051

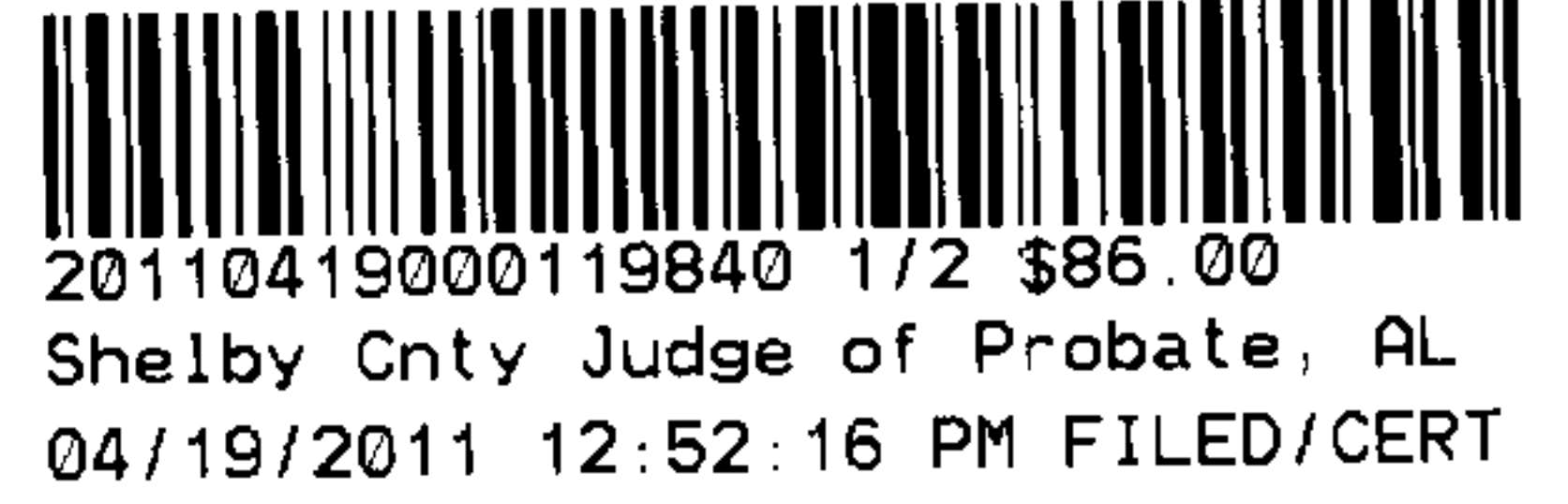
Send Tax Notice To: Keith A Armstrong  
3181 Chelsea Rd  
Wilsonville, AL 35186  
Columbiana, AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY



That in consideration of Seventy One Thousand dollars and Zero cents (\$71,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, The Estate of Geraldine Poole (herein referred to as grantors) do grant, bargain, sell and convey unto Keith A Armstrong and Lisa L 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:

**SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.**

Subject to taxes for 2011 and subsequent years, easements, restrictions, rights of way, and permits of record.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OR OF HIS/HER SPOUSE.

\$51,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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, I have hereunto set my hand and seal, this 1st day of April, 2011.

\_\_\_\_\_  
(Seal) Estate of Geraldine Poole (Seal)  
The Estate of Geraldine Poole, By Sanford Hatton  
As Personal Representative  
\_\_\_\_\_  
(Seal) By Sanford D. Hatton, Jr. SR (Seal)  
\_\_\_\_\_  
(Seal) \_\_\_\_\_ (Seal)  
\_\_\_\_\_  
(Seal) \_\_\_\_\_ (Seal)

STATE OF ALABAMA

} General Acknowledgment

COUNTY SHELBY

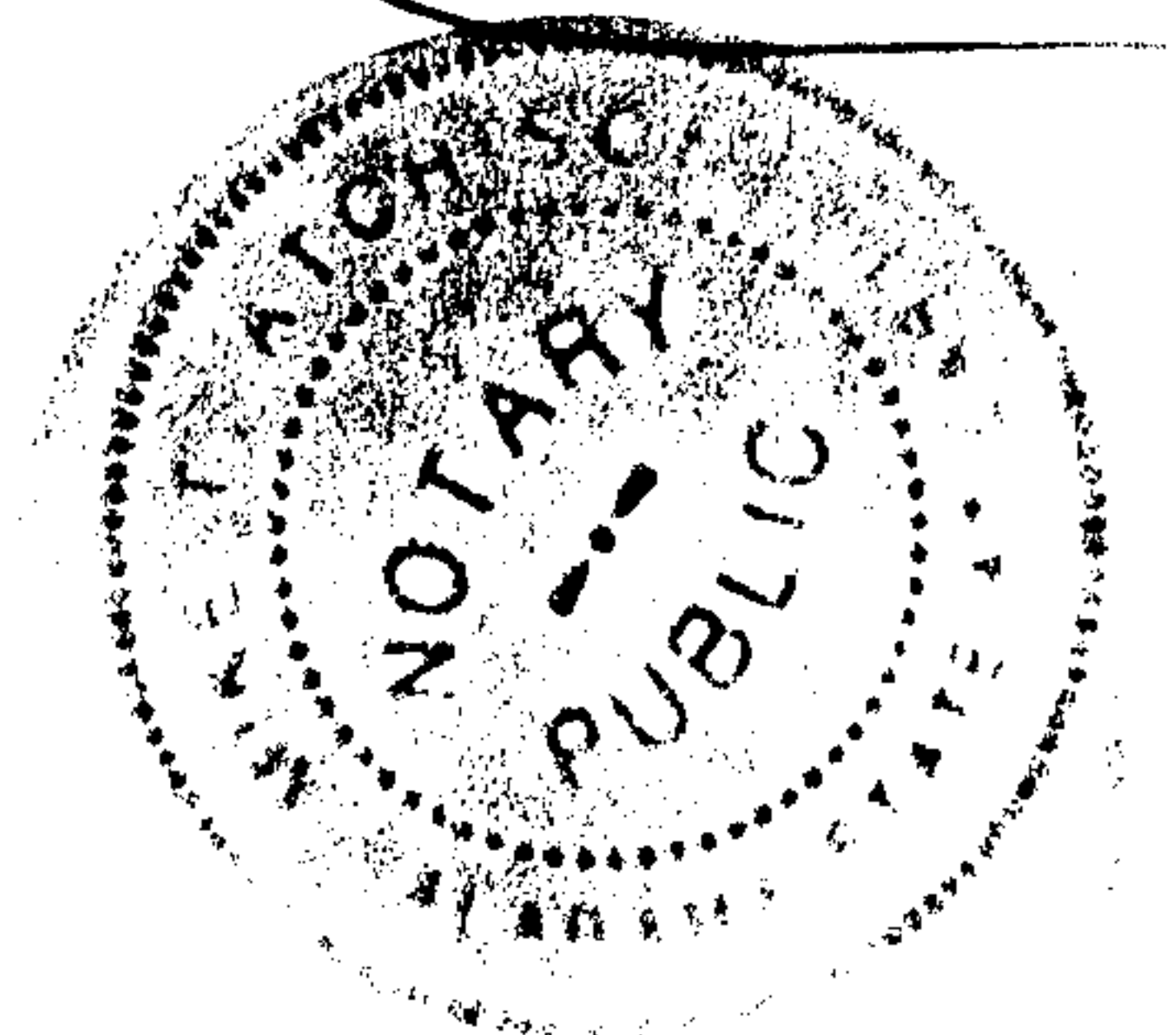
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that The Estate of Geraldine Poole, By Sanford Hatton As Personal Representative whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1<sup>st</sup> day of April, 2011.

My Commission Expires: 10-16-12

[Signature]  
Notary Public

Shelby County, AL 04/19/2011  
State of Alabama  
Deed Tax: \$71.00





20110419000119840 2/2 \$86.00  
Shelby Cnty Judge of Probate, AL  
04/19/2011 12:52:16 PM FILED/CERT

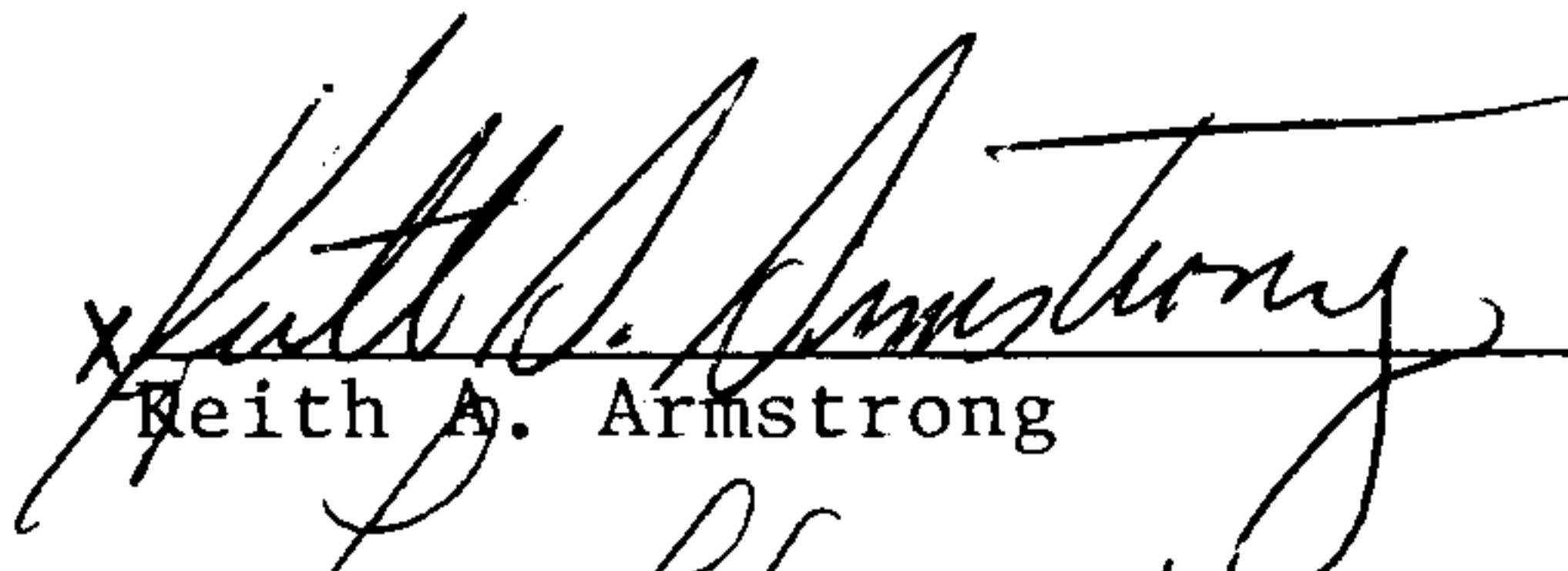
**EXHIBIT A**


A parcel of land situated in the SE ¼ of the NE ¼ of Section 2, Township 21 South, Range 1 East, City of Wilsonville, Shelby County, Alabama, being more particularly described as follows:

Begin at the NE corner of the above said ¼-1/4 said point being the POINT OF BEGINNING; thence South 02 degrees 28 minutes 22 seconds East, a distance of 1,335.87 feet; thence South 87 degrees 33 minutes 08 seconds West, a distance of 60.55 feet; thence North 28 degrees 16 minutes 20 seconds West, a distance of 652.45 feet; thence South 75 degrees 55 minutes 52 seconds West, a distance of 233.54 feet; thence North 16 degrees 55 minutes 31 seconds West, a distance of 605.88 feet; thence North 02 degrees 29 minutes 26 seconds West, a distance of 180.00 feet; thence South 87 degrees 38 minutes 00 seconds West, a distance of 265.44 feet; thence North 02 degrees 28 minutes 22 seconds West, a distance of 30.00 feet; thence North 87 degrees 38 minutes 00 seconds East, a distance of 990.00 feet to the POINT OF BEGINNING.

ALSO, that certain easement for ingress and egress more particularly described as follows: Commencing at the NW corner of the above described land; thence East along the North boundary of same a distance of 25.50 feet to the West side of said easement, this easement being 30.00 feet wide and running North a distance of 1,355.50 feet to the South right of way line of Shelby County Road No. 48; all being situated in Shelby County, Alabama.

SIGNED FOR IDENTIFICATION

  
\_\_\_\_\_  
Keith A. Armstrong

  
\_\_\_\_\_  
Lisa L. Armstrong