

20210408000175960  
04/08/2021 08:04:04 AM  
DEEDS 1/3

SEND TAX NOTICE TO:  
Barbara Armstrong and Darril Gene  
Armstrong  
208 12th Avenue Southeast  
Alabaster, Alabama 35007

This instrument was prepared by:  
Edward Reisinger  
Kudulis, Reisinger & Price, LLC  
P. O. Box 653  
Birmingham, AL 35201

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of Ten dollars and no cents (\$10.00)  
To the undersigned GRANTOR(S) in hand paid by the GRANTEE(S) herein, the receipt whereof is acknowledged,

Darryl Gene Armstrong and Barbara Armstrong, husband and wife

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

Barbara Armstrong and Darril Gene Armstrong

(herein referred to as GRANTEE(S)), as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

COMMENCE AT THE NW CORNER OF LOT 1, BLOCK B OF NICKERSON'S ADDITION TO ALABASTER AS RECORDED IN MAP BOOK 3 PAGE 69 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA, SAID POINT BEING THE POINT OF BEGINNING; THENCE RUN EAST ALONG SAID LOT 1 PROPERTY LINE 58.14 FEET; THENCE 71°58'40" RIGHT 105.16 FEET; THENCE 108°01'20" RIGHT 91.06 FEET; THENCE 90°13'37" RIGHT 100.00 FEET TO THE POINT OF BEGINNING.  
ALSO PERMANENTLY ATTACHED: 1996 CRIMSON INDUSTRIES, MODEL #CS766OAB, VIN #CALS766OAB

Darril Gene Armstrong, Darryl Gene Armstrong, and Darryle Gene Armstrong are one and the same person.

Subject to:

Taxes for the year 2021 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Plat/Map Book 3, Page 69.

Right of Way to Alabama Power Company as recorded in Deed Book 60, Page 66; Deed Book 48, Page 617; Deed Book 130, Page 139; Deed Book 210, Bage 111; Deed Book 213, Page 285 and 289; Deed Book 179, Page 359; Misc. Book 48, Page 617; Misc. Book 60, Page 66 and Deed Book 181, Page 424.

Easement as described or referred to in Real Volume 75, Page 381.

Right of Way to Plantation Pipe Line as shown in Deed Book 252, Page 485.

Right of Way to State of Alabama as recorded in Deed Book 204, Page 56.

The mislocation of fence on the northwest line of subject property as shown on survey by Ray Weygand, Reg L.S. #24973.

The portion of structure lying in the 30' ROW as shown on survey by Ray Weygand, Reg L.S. #24973.

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, **GRANTOR(S)** have hereunto set my (our) hand(s) and seal(s), **March 26, 2021**.

Darryl Gene Armstrong (Seal)  
Darryl Gene Armstrong  
Barbara Armstrong (Seal)  
Barbara Armstrong

STATE OF ALABAMA  
JEFFERSON COUNTY

General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Darryl Gene Armstrong and Barbara Armstrong** , whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of March, 2021



[Signature]  
Notary Public.  
(Seal)  
My Commission Expires: 3-9-24



Real Estate Sales Validation Form

*This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)*

Grantor's Name Darryl Gene Armstrong and Barbara Armstron      Grantee's Name Barbara Armstrong and Darryl Gene Armstrong

Mailing Address 208 12th Avenue Southeast      Mailing Address 208 12th Avenue Southeast  
Alabaster, Alabama 35007

Property Address 208 12th Avenue Southeast      Date of Sale 03/26/2021  
Alabaster, Alabama 35007

Total Purchase Price \$0.00  
or  
Actual Value \_\_\_\_\_  
or  
Assessor's Market Value \$61,840.00 1/2 value \$30,920.00

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

\_\_\_\_\_ Bill of Sale      \_\_\_\_\_ Appraisal  
\_\_\_\_\_ Sales Contract      X Other \_\_\_\_\_ Assessor's Market Value  
\_\_\_\_\_ Closing Statement      Adding Barbara Armstrong to title

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's curreny market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibiliy of valuing proeprty for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 3/26/21

Print Barbara Armstrong

Unattested

(verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/08/2021 08:04:04 AM  
\$59.00 CHERRY  
20210408000175960

Allen S. Bayl