

This instrument was prepared by

(Time) Mary E. Stark

(Address) 2233-4th Avenue North  
Birmingham, Alabama/

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ninety-five Hundred and no/100 - - - - - Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, &  
we, Luther P. Armstrong and wife, Lillian Armstrong

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Realty Brokers, Inc.,

(herein referred to as grantee, whether one or more), the following described real estate, situated in  
Shelby County, Alabama, to-wit:

Lots 3, 4, 7 and 8, in Block 1, and Lot 4, in Block 2, according to the Survey of Armstrong Estates, First Sector, as recorded in Map Book 5, at page 19, in the office of the Judge of Probate of Shelby County, Alabama.

Subject to Reservatiin of all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as shown by instrument recorded in Deed Book 103, at page 100, in the office of the Judge of Probate of Shelby County, Alabama.

Subject to restrictions as shown by instrument recorded in Deed Book 244, at page 215, and amended by Deed Book 262, at page 529, and Deed Book 262, at page 841, in the office of the Judge of Probate of Shelby County, Alabama.

Subject to Right of Way to Alabama Power Company as shown by instruments recorded in Deed Book 52, page 285; Deed Book 136, page 538; Deed Book 118, page 302, Deed Book 241, page 345 and Deed Book 206, page 175, in the office of the Judge of Probate of Shelby County, Alabama.

Subject to Right of way to Alabama Power Company and Southern Bell Telephone and Telegraph Company as shown by instruments recorded in Deed Book Volume 248, page 215 and Deed Book 262, page 17, in the office of the Judge of Probate of Shelby County, Alabama.

Subject to easements and front building set back restrictions as shown by map recorded in Map Book 5, at page 19, in the office of the Judge of Probate of Shelby County, Alabama.

As a part of the consideration of this conveyance, the grantee herein assumes and agrees to pay the state, county and city taxes for the year 1971.

its successors

TO HAVE AND TO HOLD to the said grantee, ~~his heirs, executors, and administrators~~ and assigns forever.

its successors

And K (we) do for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEE, ~~heirs, executors, and administrators~~ and assigns, that ~~they~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, ~~except as herein specifically set out~~ <sup>except as herein specifically set out</sup> that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (we) will and ~~our~~ (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, ~~heirs, executors, and administrators~~ and assigns forever, against the lawful claims of all persons. Except as set out herein.

IN WITNESS WHEREOF, we have hereunto set OUR hands(s) and seal(s), this 14th

day of September, 1970

(Seal)

Luther P. Armstrong (Seal)

(Seal)

Lillian Armstrong (Seal)

(Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, Mary E. Stark, a Notary Public in and for said County, in said State, hereby certify that Luther P. Armstrong and wife, Lillian Armstrong whose name 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 14th day of September, A. D., 1970

Notary Public.