

This instrument was prepared by

1400

(Name) Mary E. Stark
2233-4th Avenue North
(Address) 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:

Lot 10, in Block 1, and Lots 7, 8, 9, and 10, 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.

Reservation of mineral and mining rights as shown by instrument recorded in Deed Volume 103, at page 100, in the office of the Judge of Probate of Shelby County, Alabama.

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

Subject to restrictions as shown by instrument recorded in Deed Volume 244, at page 215; and amended by Deed Volume 262, at page 529 and Deed Volume 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 Volume 52, at page 285, Deed Volume 136, at page 538, Deed Volume 118, at page 302, Deed Volume 241, at page 345 and Deed Volume 206, at 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 & Telegraph Company as shown by instruments recorded in Deed Volume 248, at page 215, Deed Volume 262, at page 17, 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 and county taxes for the current tax year ending September 30, 1971.

its successors

TO HAVE AND TO HOLD to the said grantee/~~XXXXXX~~ and assigns forever.

And ~~X~~ (we) do for ~~XXXXXX~~ (ourselves) and for ~~XXXXXX~~ (our) heirs, executors, and administrators covenant with the said grantee and assigns, that ~~XXXXXX~~ (we are) lawfully seized in fee simple of said premises; that they are free of all encumbrances, unless otherwise noted above; that ~~X~~ (we) have a good right to sell and convey the same as aforesaid; that ~~X~~ (we) will, our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, ~~XXXXXX~~ 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 day of January, 1971.

REC. BY... U.L. OF... 1971 JAN 15 9:50 AM... SHELBY CO. INS. DEPT. FILED... THIS WAS FILED... 15 9:50

Luther P. Armstrong (Seal)
Lillian Armstrong (Seal)

(Seal)
(Seal)
(Seal)

STATE OF ALABAMA }
JEFFERSON COUNTY }

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 names 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 15th day of January, 1971. ~~XXXXXX~~
Mary E. Stark
Notary Public.

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