



american title insurance company

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This instrument was prepared by

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WARRANTY DEED- AMERICAN TITLE INS. CO., Birmingham, Alabama



19800430000048800 Pg 1/1 .00  
Shelby Cnty Judge of Probate, AL  
04/30/1980 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Thousand Five Hundred and no/100 Dollars (\$3,500.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Leroy Bush and wife, Willene M. Bush

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

✓ Joe Mathis

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

Lots 12 and 13 in Block 1, Armstrong Estates-First Sector, located in Section 23, Township 17 South, Range 1 East, Shelby County, Alabama, as recorded in Map Book 5, Page 19, in the Probate Office of Shelby County, Alabama.

There is excepted from Lot 12 the following described parcel:

326 PAGE 158  
Beginning at the Northwest corner of Lot 12, Block 1, Armstrong Estates-First Sector; thence turn an interior angle to the right of 134° 41' 30" and run in a Northeasterly direction 246.16 feet to a point, being the Northeast corner of said Lot 12; thence South along the East line of said Lot 12 for a distance of 30 feet to a point; thence in a Southwesterly direction 240 feet, more or less, to a point on the West line of Lot 12; thence North 20 feet to the point of beginning, being a portion of Lot 12, Block 1 Armstrong Estates-First Sector.

BOOK 244  
The above described property is sold subject to the restrictions for Armstrong Estates-First Sector as recorded in Book 244, Pages 215, 216 and 217 in the Probate Office of 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 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, we have hereunto set our hands(s) and seal(s), this 17th day of April, 1980.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT WAS FILED  
1980 APR 30 AM 9:07

JUDGE OF PROBATE

STATE OF ALABAMA

Shelby

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Leroy Bush and wife, Willene M. Bush 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 hand and official seal this 17th day of April, 1980.