

This instrument prepared by
Wade H. Morton, Jr. Attorney at Law
South Main Street, P. O. Box 1227
Columbiana, Alabama 35051

969

Property already jointly owned by
Grantor and Grantee herein with the
right of survivorship and this deed
is executed to terminate all of the
Grantor's interest in this property.

STATE OF ALABAMA)
SHELBY COUNTY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the judgment this date entered by the Circuit Court of Shelby County, Alabama, modifying the final divorce decree, as amended, between the parties, the undersigned, HYLOTT L. ARMSTRONG, JR., an unmarried man (herein referred to as Grantor), does hereby grant, bargain, sell and convey unto RENATE ELISABETH WIRTH ARMSTRONG, an unmarried woman (herein referred to as Grantee), all of Grantor's right, title and interest in and to the following described real estate, situated in Shelby County, Alabama, to-wit:

See attached Schedule "A" for legal description.

Subject ONLY to the following restrictions, easements and encumbrances:

1. Ad valorem taxes for 1982 and subsequent years, the former of which became a lien against the land on October 1, 1981, but do not become due until October 1, 1982.
2. Municipal improvement assessments, if any.
3. Subject to restrictions for Highlands Subdivision, as shown by instrument recorded in Deed Book 252, at Page 11, in the Office of the Judge of Probate of Shelby County, Alabama.
4. Subject to restrictions shown on plat of Highlands Subdivision, as recorded in Map Book 5, at Page 26, in said Probate Records.
5. Transmission line permits of record.
6. Rights of parties in possession, encroachments, overlaps, overhangs, unrecorded easements, violated restrictive covenants, deficiency in quantity of ground, or any matters not of record, which would be disclosed by an accurate survey and inspection of the premises.
7. No warranty is made for possible unfilled mechanics' and materialmen's liens.

TO HAVE AND TO HOLD to the said Grantee, her heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, her heirs and assigns, that I am lawfully seized in fee simple of said premises as a joint tenant with the Grantee herein, that said premises are free from all encumbrances, unless otherwise noted above; that I have a good right to transfer and convey my interest in said premises as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, her heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this 26th day of May, 1982.

Hylott L. Armstrong, Jr. (SEAL)
Hylott L. Armstrong, Jr.

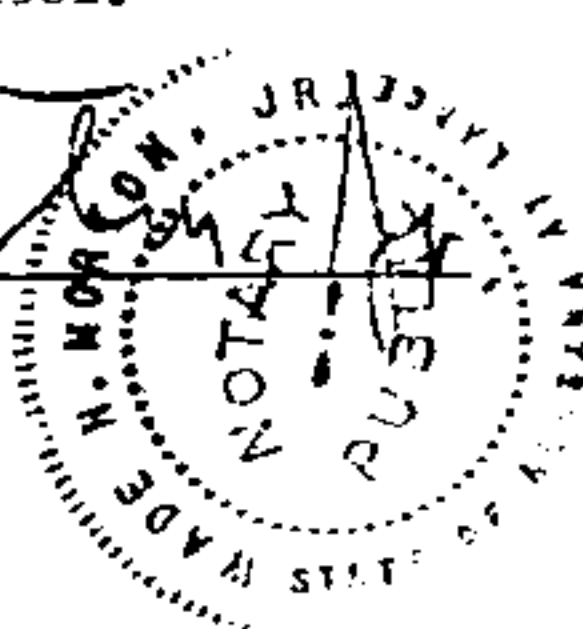
STATE OF ALABAMA)
SHELBY COUNTY)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Hylott L. Armstrong, Jr., an unmarried man, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of May, 1982.

Wade H. Morton
Notary Public



Renate W. Armstrong

120 Highland Dr.
Columbiana Ala-
35051

PARCEL 1

Lot No. 12, Highlands Subdivision, as shown on map recorded in Map Book 5, at Page 26, in the Office of the Judge of Probate of Shelby County, Alabama.

PARCEL 2

For a point of beginning, commence at the Southwest corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 19, Township 21 South, Range 1 East, Shelby County, Alabama, and run Northerly along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for 244 feet to a point marked by an iron pipe, which point is the point of beginning of the lot herein conveyed; thence turn an angle to the right of 88 degrees, 45 minutes, 30 seconds and run Easterly and parallel with the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for 200 feet to a point marked by an iron pipe; thence turn an angle to the left of 88 degrees, 45 minutes, 30 seconds and run Northerly and parallel with the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for 200 feet to a point marked by an iron pipe; thence turn an angle to the left of 91 degrees, 14 minutes, 30 seconds and run Westerly and parallel with the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for 200 feet to a point on the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section marked by an iron pipe; thence turn an angle to the left of 88 degrees, 45 minutes, 30 seconds and run Southerly along the said West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for 200 feet to the said point of beginning, being a part of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 19, Township 21 South, Range 1 East, situated in Shelby County, Alabama.

PARCEL 3

For a point of beginning, commence at the Southwest corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 19, Township 21 South, Range 1 East, Shelby County, Alabama, and run Northerly along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for 244 feet to a point marked by an iron pipe, which point is the Southwest corner of a lot heretofore conveyed to the Grantor herein by that certain deed dated March 13, 1970 and recorded in Deed Book 261, at Page 586, in the Office of the Judge of Probate of Shelby County, Alabama; thence turn an angle to the right of 88 degrees, 45 minutes, 30 seconds and run Easterly and parallel with the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for 200 feet to a point marked by an iron pipe, which point is the point of beginning of the lot herein conveyed; thence continue to run Easterly and parallel with the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for 150 feet to a point marked by an iron pipe; thence turn an angle to the left of 88 degrees, 45 minutes, 30 seconds and run Northerly and parallel with the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for 251.44 feet to a point marked by an iron pipe; thence turn an angle to the left of 91 degrees, 14 minutes, 30 seconds and run Westerly and parallel with the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for 350 feet to a point on the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section marked by an iron pipe, which point is the Northwest corner of Lot 12, of Highlands Subdivision; thence turn an angle to the left of 88 degrees, 45 minutes, 30 seconds and run Southerly along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for 51.44 feet to the Northwest corner of said lot heretofore conveyed to the Grantor herein by the aforesaid deed; thence turn an angle of 91 degrees, 14 minutes, 30 seconds to the left and run Easterly and parallel with the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for 200 feet to the point marked by an iron pipe; thence turn an angle to the right of 91 degrees, 14 minutes, 30 seconds and run Southerly and parallel with the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for 200 feet, to said point of beginning, being a part of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 19, Township 21 South, Range 1 East, situated in Shelby County, Alabama.

I CERTIFY THIS
DOCUMENT WAS FILED

1982 MAY 28 PM 3:10

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

Acct. 50⁰⁰
Rec. 30⁰⁰
Ind. 10⁰⁰
54⁰⁰

SIGNED FOR IDENTIFICATION:

Hylott L. Armstrong, Jr.

BOOK 340 PAGE 42