



This instrument was prepared by

(Name) COURTNEY H. MASON, JR., P.A.

(Address) ALABASTER, ALABAMA 35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE THOUSAND AND NO/100TH (\$1,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

WILLIAM SHERRILL, A SINGLE MAN

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

✓ ROBERT J. ARMSTRONG AND WIFE, NANCY ARMSTRONG

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in _____

SHELBY

County, Alabama to-wit:

The Easterly 10 feet of Lot 60-A of A Resurvey of Lots 56, 57, 58, 59 and 60 of PORTSOUTH Third Sector, as recorded in Map Book 7, Page 167, in the office of the Judge of Probate in Shelby County, Alabama, more particularly described as follows: Begin at the Southeast corner of said Lot 60-A, thence in a Northerly direction, along the Easterly line of said Lot 60-A, a distance of 150.0 feet to the Northeast corner of said Lot 60-A, thence 90 degrees left, in a Westerly direction, along the Northerly line of said Lot 60-A, a distance of 10.0 feet, thence 90 degrees left, in a Southerly direction, a distance of 150.0 feet to the Northerly Right of Way Line of Tradewinds Circle, thence 90 degrees left, in an Easterly direction, along said Right of Way Line, a distance of 10.0 feet to the Point of Beginning.

Said Parcel contains 1500.0 square feet and is subject to easements of record.

GRANTORS' ADDRESS: 1710 Tradewinds Circle, Alabaster, Alabama 35007

GRANTEES' ADDRESS: 1709 Port South Lane, Alabaster, Alabama 35007

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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, I have hereunto set my hand(s) and seal(s), this 4th day of MAY, 19 84

WITNESS:

WILLIAM SHERRILL (Seal)

VICTOR ROSE (Seal)

NANCY ARMSTRONG (Seal)

WILLIAM SHERRILL (Seal)

WILLIAM SHERRILL (Seal)

WILLIAM SHERRILL (Seal)

STATE OF ALABAMA

SHELBY COUNTY

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1984 MAY 10 AM 9:21

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that Williams Sherrill 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 4th day of MAY, A. D., 19 84

Robert J. Armstrong
1709 Port So. Lane
Alabaster, Ala.

Eddie B. Hickman