

191  
This form furnished by: **Cahaba Title, Inc.** 988-5600

Value 1000.00

This instrument was prepared by:  
(Name) A. L. Armstrong  
(Address) Birmingham, Al

Send Tax Notice to:  
(Name) DIXIE HAAK  
(Address) 1320 LITTLE CLOUD CIRCLE  
ALABASTER, AL. 35007

**WARRANTY DEED**

STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100--- -----Dollars and  
other good and valuable consideration

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

A. Leonard ARMstrong, unmarried

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

Dixie Cardwell Haak

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

A parcel of land situated in the SW 1/4 of the NE 1/4 of Section 18  
Township 21 South, Range 2 West, Shelby County, Alabama, more particularly  
described as follows: Commence at the Southwest corner of said 1/4-1/4  
Section, thence North along the West line thereof a distance of 412.00  
feet to the point of beginning; thence continue north along said line a  
distance of 150.00 feet; thence 89 deg. 02 min. 37 sec. right and run  
East a distance of 575.73 feet to a point in the centerline of a drive;  
thence 70 deg. 40 min. right and run Southeast along the centerline of  
said drive a distance of 158.94 feet; thence 109 deg. 20 min. right and  
run West a distance of 630.85 feet to the point of beginning.

Subject to right of ways, easements and restrictions of record.

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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 24<sup>th</sup>  
day of July, 19 86

STATE OF ALA. SHELBY CO. (Seal)

I CERTIFY THIS  
INSTRUMENT WAS FILED (Seal)

1986 AUG -4 AM 11:46 (Seal)

Thomas A. Swanson, Jr.  
JUDGE OF PROBATE

STATE OF ALABAMA  
Jefferson

County }

General Acknowledgment

I, the undersigned authority Angela Cashio a Notary Public in and for said County,  
in said State, hereby certify that A. Leonard ARMstrong, unmarried man

whose name(s) is signed to the foregoing conveyance, and who is 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 24th. day of July, 19 96

Thomas A. Swanson, Jr. Angela Cashio

A. Leonard Armstrong (Seal)

A. Leonard Armstrong (Seal)

1. Deed Tax \$ 1.00 (Seal)

2. Mtg. Tax (Seal)

3. Recording Fee 2.50

4. Indexing Fee 1.00

TOTAL 4.50