

This instrument was prepared by:  
Melinda M. Mathews, Esquire  
Sirote, Permutt, McDermott, Slepian,  
Friend, Friedman, Held & Apolinsky  
2222 Arlington Avenue South  
Birmingham, Alabama 35205

Send Tax Notice To:

Name Patricia H. Armstrong

Address 2810 Westwyck Circle  
Birmingham, Ala. 35243

STATE OF ALABAMA )

SHELBY COUNTY )

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations to the undersigned Patricia H. Armstrong and husband, Hylott L. Armstrong, Jr. (herein referred to as "Grantors"), in hand paid by Patricia H. Armstrong (herein referred to as "Grantee"), the receipt of which is hereby acknowledged, the said Grantors do by these presents grant, bargain, sell and convey unto the said Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof for a full legal description of the real estate conveyed herein.

This conveyance is made subject to the following:

1. 1988 ad valorem taxes, a lien but not yet due and payable.

2. All recorded mortgages, recorded or unrecorded easements, liens, rights-of-way, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

Note that one of the Grantors and the Grantee herein, Patricia H. Armstrong, is one and the same party. This conveyance is made in order to change the manner in which title to the within property is held.

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

IN WITNESS WHEREOF, the said Grantors have hereto  
set their hands and seals, this the 16 day of November,  
1988.

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Patricia H. Armstrong (SEAL)  
Patricia H. Armstrong

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

STATE OF Alabama )  
COUNTY OF Jefferson )

I, the undersigned, a Notary Public in and for said  
County, in said State, hereby certify that Patricia H. Armstrong  
and husband, Hylott L. Armstrong, Jr., 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 said instrument, they executed the same  
voluntarily on the day the same bears date.

Given under my hand and official seal this 16  
day of November, 1988.

Mary A. McKenzie  
Notary Public

My Commission Expires: \_\_\_\_\_

MY COMMISSION EXPIRES JANUARY 3, 1989

MMM/jk/017

EXHIBIT "A"

Commence at the NE corner of the S $\frac{1}{2}$  of SE $\frac{1}{4}$  of NW $\frac{1}{4}$ , Section 26, Township 20 South, Range 1 East; thence run South along the East line of said  $\frac{1}{2}$   $\frac{1}{4}$   $\frac{1}{4}$  Section a distance of 320.00 feet, to the point of beginning; thence continue in the same direction a distance of 322.00 feet; thence turn a deflection angle of 90 deg. 46 min. 55 sec. to the right and run a distance of 1317.10 feet; thence turn a deflection angle of 86 deg. 15 min. 16 sec. to the right and run a distance of 100.65 feet; thence turn a deflection angle of 86 deg. 32 min. 19 sec. to the left and run a distance of 230.27 feet, to the East margin of a paved county road; thence turn a deflection angle of 87 deg. 29 min. 13 sec. to the right and run along said road margin a distance of 107.59 feet; thence turn a deflection angle of 23 deg. 39 min. 07 sec. to the right and continue along the margin of said road a distance of 107.48 feet; thence turn a deflection angle of 68 deg. 34 min. 55 sec. to the right and run a distance of 1489.61 feet to the point of beginning. Situated in the S $\frac{1}{2}$  of SE $\frac{1}{4}$  of NW $\frac{1}{4}$  and the S $\frac{1}{2}$  of SW $\frac{1}{4}$  of NW $\frac{1}{4}$ , Section 26, Township 20 South, Range 1 East, Shelby County, Alabama, and containing 10.47 acres.

ALSO:

Begin at the NE corner of the S $\frac{1}{2}$  of the SE $\frac{1}{4}$  of the NW $\frac{1}{4}$ , Section 26, Township 20 South, Range 1 East; thence run South along the East line of said  $\frac{1}{2}$   $\frac{1}{4}$   $\frac{1}{4}$  Section a distance of 320.00 feet; thence turn a deflection angle of 90 deg. 13 min. 07 sec. to the right and run a distance of 1489.61 feet, to the East margin of a paved county highway; thence turn a deflection angle of 111 deg. 40 min. 05 sec. to the right and run along said highway a distance of 370.69 feet; thence turn a deflection angle of 158 deg. 09 min. 18 sec. to the right and run a distance of 30.00 feet, to the North line of said  $\frac{1}{2}$   $\frac{1}{4}$   $\frac{1}{4}$  Section; thence turn a deflection angle of 90 deg. 03 min. 23 sec. to the left and run along the North line of said  $\frac{1}{2}$   $\frac{1}{4}$   $\frac{1}{4}$  Section, a distance of 1351.44 feet, to the point of beginning. Situated in the S $\frac{1}{2}$  of the SE $\frac{1}{4}$  of NW $\frac{1}{4}$  and the S $\frac{1}{2}$  of the SW $\frac{1}{4}$  of the NW $\frac{1}{4}$ , Section 26, Township 20 South, Range 1 East, Shelby County, Alabama, and containing 10.47 acres.

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

88 NOV 28 AM 10:51

Thomas P. Shoups, Jr.  
JUDGE OF PROBATE

1. Dead Tax	\$ 34.00
2. Mtg Tax	
3. Recording Fee	7.50
4. Indexing Fee	1.00
TOTAL	42.50