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.

AND THE COURSE OF THE PROPERTY OF THE PROPERTY

215 PAGE 292

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

x 215 PAGE 293

Patricia H. Armstrong (SEAL)

Patricia H. Armstrong (SEAL)

Hylott L. Armstrong Jr.

STATE OF <u>Clabana</u>)
COUNTY OF <u>Jefferson</u>)

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 Manenter, 1988.

Notary Pupplic Menzie

My Commission Expires:

MY COMMISSION EXPIRES JANUARY 3, 1989

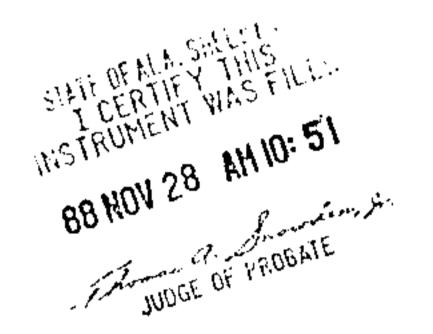
MMM/jk/017

EXHIBIT "A"

Commence at the NE corner of the St of SEt of NWt, Section 26, Township 20 South, Range 1 East; thence run South along the East line of said ½ ¼ ¼ 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 St of SEt of NWt and the St of SW4 of NW4, Section 26, Township 20 South, Range 1 'East, Shelby County, Alabama, and containing 10.47 acres.

ALSO:

Begin at the NE corner of the S½ of the SE¼ of the NW¼, Section 26, Township 20 South, Range 1 East; thence run South along the East line of said 💃 🍇 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 1/2 1/2 Section; thence turn a deflection angle of 90 deg. 03 min. 23 sec. to the left and run along the North line of said 1/2 1/4 Section, a distance of 1351.44 feet, to the point of beginning. Situated in the S½ of the SE¼ of NW¼ and the S½ of the SW¼ of the NW¼, Section 26, Township 20 South, Range 1 East, Shelby County, Alabama, and containing 10.47 acres.



177 (1885年) - 1986 (1982) 14 (1985) - 1986 (1985) 14 (1

- 1. Deed Tex \$3400
 2. Mtg. Tex
 3. Recording Fee 750

- - TOTAL