

SEND TAX NOTICE TO:

(Name) Grantees

(Address) 100 Winterhaven Drive  
Alabaster, AL 35007

This instrument was prepared by

(Name) Douglas Rogers

(Address) 1920 Mayfair Drive Birmingham, AL 35209

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Eight Thousand and no/100 DOLLARS  
and assumption of the below mentioned mortgage  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Howard R. Baker and wife Martha M. Baker

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

Travis W. Armstrong and Sandra 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:

Lot 22, Block 4, according to the Survey of Bermuda Hills, Second Sector,  
Second Addition, as recorded in Map Book 9, Page 29, in the Probate Office  
of Shelby County, Alabama.

Subject to restrictions, easements, rights-of-way and building lines  
of record.

Subject to taxes for 1991.

Subject to that certain mortgage payable from Howard R. Baker and Martha M.  
Baker to MortgageAmerica, Inc. dated February 26, 1986 and recorded at Book  
64, page 889 in the Probate Office of Shelby County, Alabama, which Grantees  
herein assume and agree to pay according to its terms and Grantors warrant a  
balance not exceeding \$58,927.73.

800

250

300

100

1450

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

91 JUN -3 AM 9:03

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being  
the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of  
the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and  
if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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, we have hereunto set OUR hands and seal(s), this 29

day of May, 19 91

WITNESS:

(Seal)  
(Seal)  
(Seal)

STATE OF ALABAMA

JEFFERSON

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State,  
hereby certify that Howard R. Baker and Martha M. Baker  
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 the conveyance they executed the same voluntarily  
on the day the same bears date.

Given under my hand and official seal this 29 day of May, A.D., 19 91

STATE