

11.52
500
Send Tax Notice to:
Donna Sue Armstrong
115 Outback Trail
Sterrett, Alabama 35147

This instrument was prepared by
(Name) WALLACE, ELLIS, FOWLER & HEAD, ATTORNEYS AT LAW
(Address) COLUMBIANA, ALABAMA 35051

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar (\$1.00) and other good and valuable consideration, and execution of Agreement, to the undersigned grantors in hand paid by the GRANTEE herein, the receipt whereof is acknowledge we, William H. Armstrong and wife, Donna Sue Armstrong (herein referred to as grantors) do grant, bargain, sell and convey unto DONNA SUE ARMSTRONG (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama to-wit:

A parcel of land situated in the S 1/2 of the NE 1/4, Section 15, Township 19 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:
Commence at the NW corner of the SW 1/4 of the NE 1/4 of said Section 15; thence South 88 deg. East 11.64 chains to a point on the centerline of Shelby County Highway No. 55; thence South 25 deg. West along the centerline of said Highway 9.98 chains; thence South 88 deg. East 9.65 chains; thence South 48 deg. East 251.56 feet to the point of beginning of the parcel herein described; from the point of beginning continue along the same described course a distance of 155 feet; thence North 58 deg. East 7.11 chains; thence North 2 deg. East 5.97 chains; thence North 88 deg. West 155 feet; thence in a Southerly direction a distance of 410 feet to a stake; thence in a Southwesterly direction a distance of 410 feet to the point of beginning.
LESS AND EXCEPT mineral and mining rights not owned by the grantors.
The parcel of land herein conveyed contains 4 acres, more or less.

The above described land is conveyed subject to ad valorem liens for the current tax year, any existing easements for public roads, utility lines and pipelines, including, but not being limited to the following: (1) Rights of Way in favor of Alabama Power Company recorded in Deed Book 197, page 348 and Deed Book 127, page 320; (2) Right of Way of Shelby County, Alabama recorded in Deed Book 135, page 171.

09/22/1993-29170
11:33 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 11.50

Inst # 1993-29170

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

And we do for ourselves and for our heirs, executors, and administrators covenant with the said grantee, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 21 day of Sept, 1993.

William H. Armstrong
William H. Armstrong

Donna Sue Armstrong
Donna Sue Armstrong

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William H. Armstrong, 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 21 day of Sept, 1993.

Danice Brasher
Notary Public

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Donna Sue Armstrong, 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21 day of Sept, 1993.

09/22/1993-29170
11:33 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
Notary Public
002 RCD

Inst # 1993-29170