

This Instrument was prepared by:
Conwill & Justice, P.C.
P.O. Box 557
Columbiana, Alabama 35051

Send Tax Notice To:
Fred Richards
Sarah Richards
910 Paradise Cove Lane
Wilsonville, Ar 35186

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA }

COUNTY OF SHELBY }

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Fifty-Eight Thousand Five Hundred Ten and no/100 Dollars (\$58,510.00), to the undersigned grantors, in hand paid by the grantees herein, the receipt whereof is acknowledged, WE, **ROBERT ARMSTRONG, a married man; LINDA ARMSTRONG BENESH, unmarried; NANCY ARMSTRONG RAIA, married; DORIS JEAN ARMSTRONG BIRD, a widow and MARY JO ARMSTRONG FREEMAN, married,** (herein referred to as grantors), grant, bargain, sell and convey unto **FRED RICHARDS and SARAH RICHARDS** (herein referred to as grantees), as joint tenants with right of survivorship, the following described real situated in **SHELBY** County, Alabama, to-wit:

For legal description - refer to attached Exhibit "A"

NOTE: Property described on attached Exhibit "A" constitutes no portion of the homestead of Grantors, nor that of their spouses.

Grantors are the remaining heirs at law and next of kin of William I. Armstrong and Lucille Armstrong, both deceased.

TO HAVE AND TO HOLD to the said grantees, as joint tenants with right of survivorship.

And WE do, for ourselves and for our heirs, executors and administrators, covenant with said grantees, their heirs and assigns, that, We are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, WE have hereunto our hands and seals this

1st day of April May, 1997.

05/01/1997-13530
03:09 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 MCB 75.00

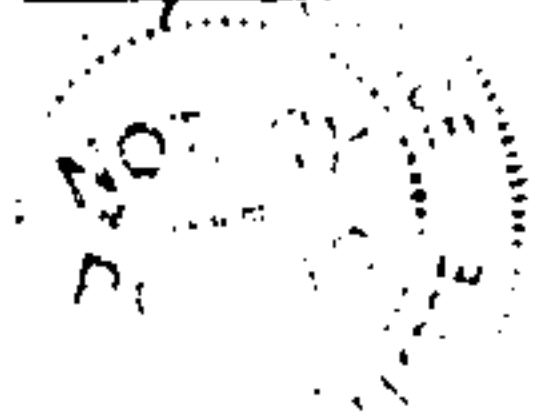
INBSC/ David R. Ray

Inst # 1997-13530

STATE OF ALABAMA }
COUNTY OF SHELBY }

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Nancy Armstrong Raia, a married woman, 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 1st day of April, 1997.



William R. Jester
Notary Public
My Commission Expires: 9/12/99

STATE OF ALABAMA }
COUNTY OF SHELBY }

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Doris Jean Armstrong Bird, a widow, 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 1st day of April, 1997.



William R. Jester
Notary Public
My Commission Expires: 9/12/99

STATE OF ALABAMA }
COUNTY OF SHELBY }

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Mary Jo Armstrong Freeman, a married woman, 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 1st day of April, 1997.



William R. Jester
Notary Public
My Commission Expires: 9/12/99

Robert Armstrong
Robert Armstrong

Linda A. Benesh
Linda Armstrong Benesh

Nancy Armstrong Raia
Nancy Armstrong Raia

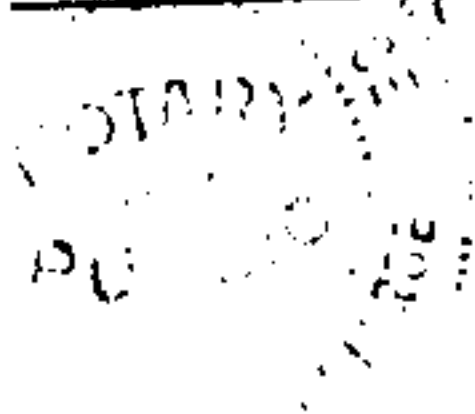
Deris Jean Armstrong Bird
Deris Jean Armstrong Bird

Mary Jo Armstrong Freeman
Mary Jo Armstrong Freeman

STATE OF ALABAMA }
COUNTY OF SHELBY }

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Robert Armstrong, a married man, 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 1st day of April, 1997.

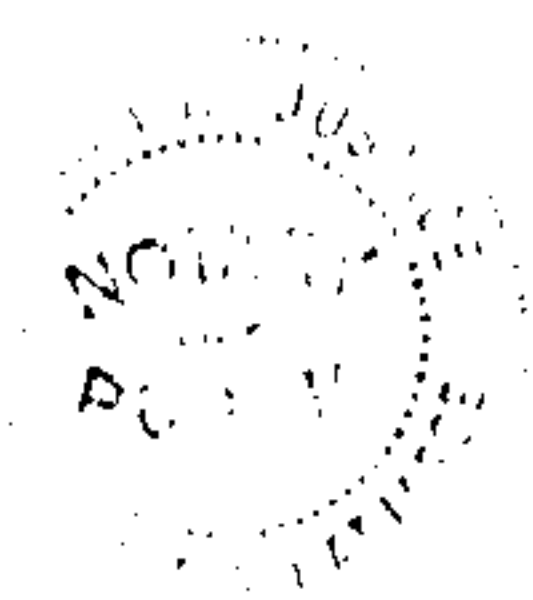


William R. Jenter
Notary Public
My Commission Expires: 9/12/99

STATE OF ALABAMA }
COUNTY OF SHELBY }

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Linda Armstrong Benesh, an unmarried woman, 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 1st day of May, 1997.



William R. Jenter
Notary Public
My Commission Expires: 9/12/99

Exhibit "A"

Three parcels of land situated in the SE 1/4 of SW 1/4 of Section 31, Township 20 South, Range 2 East, Shelby County, Alabama described as follows:

Parcel A:

Commence at the SW corner of the SE 1/4 of the SW 1/4 of Section 31, Township 20 South, Range 2 East; thence run Easterly along the South line thereof 315.20 feet; thence 73 deg. 25 min. 1 sec. left run Northeasterly for 56.77 feet to the point of beginning; thence continue along the last described course for 130.00 feet to the Southerly right-of-way of Hillside Road; thence 84 deg. 45 min. 44 sec. left run Northwesterly for 161.03 feet to the Southeasterly right-of-way of Shelby County Highway No. 25; thence 85 deg. 51 min. 40 sec. left run Southwesterly along said right-of-way for 130.00 feet; thence 94 deg. 12 min. 6 sec. left run Southeasterly for 182.28 feet to the point of beginning; being situated in Shelby County, Alabama.

Parcel B:

Commence at the SW corner of the SE 1/4 of the SW 1/4 of Section 31, Township 20 South, Range 2 East, thence run Easterly along the South line thereof 97.00 feet to the Southeasterly right-of-way of Shelby County Highway 25 and the point of beginning; thence continue along the last described course for 218.20 feet; thence 73 deg. 25 min. 1 sec. left run Northeasterly for 56.77 feet; thence 84 deg. 49 min. 30 sec. left run Northwesterly for 182.28 feet to the Southeasterly right-of-way of aforesaid County Highway; thence 83 deg. 40 min. 0 sec. left run Southwesterly along said right-of-way for 138.27 feet to the point of beginning; being situated in Shelby County, Alabama.

Parcel C:

Commence at the SW corner of the SE 1/4 of the SW 1/4 of section 31, Township 20 South, Range 2 East; thence run Easterly along the South line thereof 315.20 feet to the point of beginning; thence continue along the last described course for 51.95 feet; thence 73 deg. 24 min. 51 sec. left and run Northeasterly for 167.38 feet to the Southerly right-of-way of Hillside Road; thence 84 deg. 45 min. 45 sec. left run Northwesterly along said right-of-way for 50.00 feet; thence 95 deg. 14 min. 16 sec. left run Southwesterly for 186.77 feet to the point of beginning.

All being situated in Shelby County, Alabama.

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SHELBY COUNTY JUDGE OF PROBATE
004 MCD 75.00