

This Instrument was prepared by:
CONWILL & JUSTICE, P.C.
Attorneys at Law
P.O. Box 557
Columbiana, Alabama 35051

Send Tax Notice To:
Elaine M. Driver
121 Co. Rd. 338
Chelsea, Al 35043

1997-28531
Inst

W A R R A N T Y D E E D

STATE OF ALABAMA }

COUNTY OF SHELBY }

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Twenty-Six Thousand and no/100 (\$26,000.00) to the undersigned grantors, in hand paid by the grantee herein, the receipt whereof is acknowledged, WE, **DAVID ALAN ARMSTRONG** and wife, **PATRICIA L. ARMSTRONG**, (herein referred to as grantors), grant, bargain, sell and convey unto **ELAINE M. DRIVER** (herein referred to as grantee), the following described real situated in **SHELBY** County, Alabama, to-wit:

Part of the NE 1/4 of SE 1/4 of Section 33, Township 19 South, Range 1 West, more particularly described as follows: Commence at the SE corner of said 1/4 - 1/4 Section; thence run West along the South line of said 1/4 - 1/4 for 533.52 feet to the point of beginning; thence continue West along the same course for 322.67 feet to a point on the East right-of-way line of a County Road; thence 106 deg. 31 min. 30 sec. right and run Northeasterly along said right-of-way for 57.48 feet to the beginning of a curve to the right subtending a central angle of 15 deg. 33 min. and having a radius of 194.72 feet; thence run Northeasterly along said right-of-way line and along the arc of said curve for 52.85 feet to the end of said curve; thence at tangent to said curve run Northeasterly along said right-of-way line for 78.10 feet to the beginning of a curve to the left having a radius of 450.46 feet; thence run Northeasterly along the arc of said curve and along said right-of-way for 20.00 feet; thence from tangent to said curve 82 deg. 36 min. 20 sec. right and run Southeasterly for 286.0 feet; thence 90 deg. 00 min. right and run Southwesterly for 84.97 feet to the point of beginning; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

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SHELBY COUNTY JUDGE OF PROBATE
002 HEL 26.50

GNBSC/Mario Plaza

\$ 10,661.05 of the above recited purchase price
was paid from a mortgage executed simultaneously
herewith.

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 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 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 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 5 day of September, 1997.

David Alan Armstrong
David Alan Armstrong

Patricia L. Armstrong
Patricia L. Armstrong

STATE OF ALABAMA }
COUNTY OF SHELBY . }

I, the undersigned authority, a Notary Public in and for said
County in said State, hereby certify that David Alan Armstrong and
wife, Patricia L. Armstrong, 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 our hands and official seals this 5th day of
September, 1997.

William R. Ginter
Notary Public
My Commission Expires: 9/12/99
09/05/1997-28531
12:42 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 26.50

