

SEND TAX NOTICE TO:

(Name) Robert Armstrong & Sandra
Armstrong
 (Address) 3181 Chelsea road
Columbiana, AL 35051

This instrument was prepared by

(Name) Wallace, Ellis, Fowler & Head
 (Address) Columbiana, AL 35051

Form 1-1-9 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
 SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty Thousand and no/100 (\$60,000.00) DOLLARS
 of which \$30,000.00 has been paid in cash, and balance secured by purchase money mortgage
 to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

A. W. Bell and wife, Lura M. Bell
 (herein referred to as grantors) do grant, bargain, sell and convey unto
 Robert Armstrong and wife, 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:

PROPERTY SHOWN ON EXHIBIT "A" WHICH IS ATTACHED HERETO AND MADE A PART AND
 PARCEL HEREOF AS FULLY AS IF SET OUT HEREIN, WHICH HAS BEEN SIGNED FOR
 IDENTIFICATION PURPOSES.

Inst # 1997-30802

09/24/1997-30802
 12:39 PM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 002 MCD 41.00

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 hand(s) and seal(s), this 23rd
 day of September, 19 97

WITNESS:

 (Seal)

 (Seal)

 (Seal)

A. W. Bell
 (A. W. Bell)

 (Lura M. Bell)
Lura M Bell
 (Seal)

STATE OF ALABAMA
 SHELBY

COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State,
 hereby certify that A. W. Bell and Lura M. Bell
 whose name s 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 23rd day of September, A. D., 19 97

Laura Brasher
 Notary Public

Inst # 1997-30802

EXHIBIT "A"

Commence at the NE corner of the NE 1/4 of the SW 1/4 of Section 2, Township 21 South, Range 1 West, Shelby County, Alabama, thence run Westerly along the North line of said quarter-quarter 200.0 feet to the point of beginning of the property being described; thence 96 deg. 55 min. left and run South-Southeasterly 683.23 feet to a point; thence 98 deg. 01 min. right and run Westerly 990.0 feet to a point on the East right of way line of Shelby County Highway No. 47; thence 83 deg. 27 min. right and run Northwesterly along said right of way line 30.20 feet to a point; thence 96 deg. 33 min. right and run Easterly 652.02 feet to a point; thence 97 deg. 39 min. left and run Northwesterly 645.93 feet to a point on the North line of said quarter-quarter; thence 96 deg. 33 min. right and run Easterly along said quarter-quarter line 332.17 feet to the point of beginning, containing 5.63 acres and marked on the corners as shown on the plat, according to Survey of Joseph E. Conn, Jr., Registered Land Surveyor, dated October 6, 1980.

Also, Commence at the NE corner of the NE 1/4 of the SW 1/4 of Section 2, Township 21 South, Range 1 West, Shelby County, Alabama, thence run Westerly along the North line of said quarter-quarter 200.0 feet; thence 96 deg. 55 min. left and run South-Southeasterly 683.23 feet to a point; thence 98 deg. 01 min. right and run Westerly 990.0 feet to a point on the East right of way line of Shelby County Highway No. 47; thence 83 deg. 27 min. right and run Northwesterly along said right of way line 30.20 feet; thence 96 deg. 33 min. right and run Easterly 376.03 feet to the point of beginning of the property herein described; thence continue along the same course a distance of 276.0 feet; thence 97 deg. 39 min. left and run Northwesterly 210.0 feet; thence run Westerly a distance of 276 feet to a point which is 210 feet from the point of beginning; thence run Southeasterly 210.0 feet to the point of beginning, according to Survey of Joseph E. Conn, Jr., Registered Land Surveyor, dated October 6, 1980.

Subject to easements and rights of way of record.

Subject to purchase money mortgage in the amount of \$30,000.00 executed simultaneously herewith.

Signed for Identification:

A. W. Bell
(A. W. Bell)

Lura M. Bell
(Lura M. Bell)

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