

SEND TAX NOTICE TO:

✓ Sandra Armstrong

Address: ✓ 3181 Chelsea Road
Columbiana, AL 35051

This instrument was prepared by:
WALLACE, ELLIS, FOWLER & HEAD
P. O. Box 587
Columbiana, AL 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 considerations to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Robert Armstrong and wife, Sandra Armstrong (herein referred to as grantors) do grant, bargain, sell and convey unto Sandra Armstrong (herein referred to as grantee, whether one or more), 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.

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

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 15th day of October, 1999.

 (SEAL)
Robert Armstrong

 (SEAL)
Sandra Armstrong

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert Armstrong and wife, Sandra 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 my hand and official seal this 15th day of October, 1999.


Notary Public

Inst # 1999-42909


10/15/1999-42909
03:52 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
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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.

SIGNED FOR IDENTIFICATION:


Robert Armstrong


Sandra Armstrong

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