

THE PREPARER OF THIS INSTRUMENT HAS NOT REVIEWED THE STATUS OF THE TITLE TO THIS PROPERTY
AND HAS ACTED SOLELY AS THE DRAFTER OF THIS INSTRUMENT

This instrument was prepared by:
Kendall W. Maddox
Law Offices of Kendall W. Maddox
300 Office Park Drive, Suite 160
Birmingham, Alabama 35223

Send Tax Notice To:
William and Anna Armstrong, Trustees
113 Kinglsey Road
Alabaster, Alabama 35007

WARRANTY DEED

34000

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

ANNA L. ARMSTRONG, A MARRIED WOMAN

(herein referred to as **Grantor**, whether one or more), grant, bargain, sell and convey unto

**WILLIAM FRED ARMSTRONG AND ANNA ARMSTRONG, TRUSTEES, OR THEIR SUCCESSORS
IN TRUST, UNDER THE ARMSTRONG LIVING TRUST DATED NOVEMBER 16, 1999 AND ANY
AMENDMENTS THERETO**

(herein referred to as **Grantee**, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 31, Block 4, according to the Survey of Norwick Forest, Third Sector, First Phase, as recorded in Map Book 18, Page 15, in the Probate Office of Shelby County, Alabama. Subject to outstanding taxes and assessments, restrictions, rights-of-way, easements, exceptions, conditions and encumbrances of record.

The above described property constitutes the homestead of **Grantor** and **Grantor's spouse, William Fred Armstrong**. As evidenced by his signature below, **William Fred Armstrong** consents to this conveyance.

TO HAVE AND TO HOLD to the said grantee(s), his, her or their successors and assigns forever.

THE GRANTOR(S) herein grant(s) full power and authority by this deed to the Trustees, and either of them, and all successor trustees to protect, conserve, sell, lease, pledge, mortgage, borrow against, encumber, convey, transfer or otherwise manage and dispose of all or any portion of the property herein described, or any interest therein, without the consent or approval of any other party and without further proof of such authority; no person or entity paying money to or delivering property to any Trustee or successor trustee shall be required to see to its application; and all persons or entities relying in good faith on this deed and the powers contained herein regarding the Trustees (or successor trustees) and their powers over the property herein conveyed shall be held harmless from any resulting loss or liability from such good faith reliance.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEE(S)**, his, her or their successors 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 **GRANTEE(S)**, his, her or their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 19 day of November, 1999.

*Anna L. Armstrong
William F. Armstrong*

STATE OF ALABAMA)
JEFFERSON COUNTY)

GENERAL ACKNOWLEDGEMENT:

I, Kendall W. Maddox, a Notary Public in and for said County, in said State, hereby certify that William F. Armstrong and Anna L. Armstrong, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance has/have executed the same voluntarily on the day the same bears date.

Given my hand and official seal this 19 day of November, 1999.

Kendall W. Maddox
Notary Public
My Commission Expires: 3/24/2004

12/08/1999-4952
09:48 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
42.50
001 C11

49524-1999-1051