

STATE OF ALABAMA  
SHELBY COUNTY



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, to the undersigned grantor, **Kathryn H. Boyd** (f/k/a Kathryn A. Armstrong), a married woman, (hereinafter referred to as Grantor), in hand paid by **Kathryn H. Boyd and Andrew Boyd**, wife and husband (hereinafter referred to as Grantees), the receipt and sufficiency of which are hereby acknowledged, the Grantor, does hereby grant, bargain, sell and convey unto the said Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following-referenced real estate situated in Shelby County, Alabama, to wit:

**Lot 1, Augusta Pointe**, according to and as shown by map or plat thereof recorded in Plat Book 13 at Page 126, and being that same property described in Deed Book 326 at page 128, both in the Office of the Judge of Probate of Shelby County, Alabama.

Said property being Parcel Number 13-5-22-4-3-1 in the Office of the Tax Assessor of Shelby County, Alabama.

This conveyance and the warranties hereinafter contained are made subject to any and all restrictions, easements, covenants and rights-of-way recorded in the Office of the Judge of Probate of Shelby County, Alabama, affecting said above-described real property.

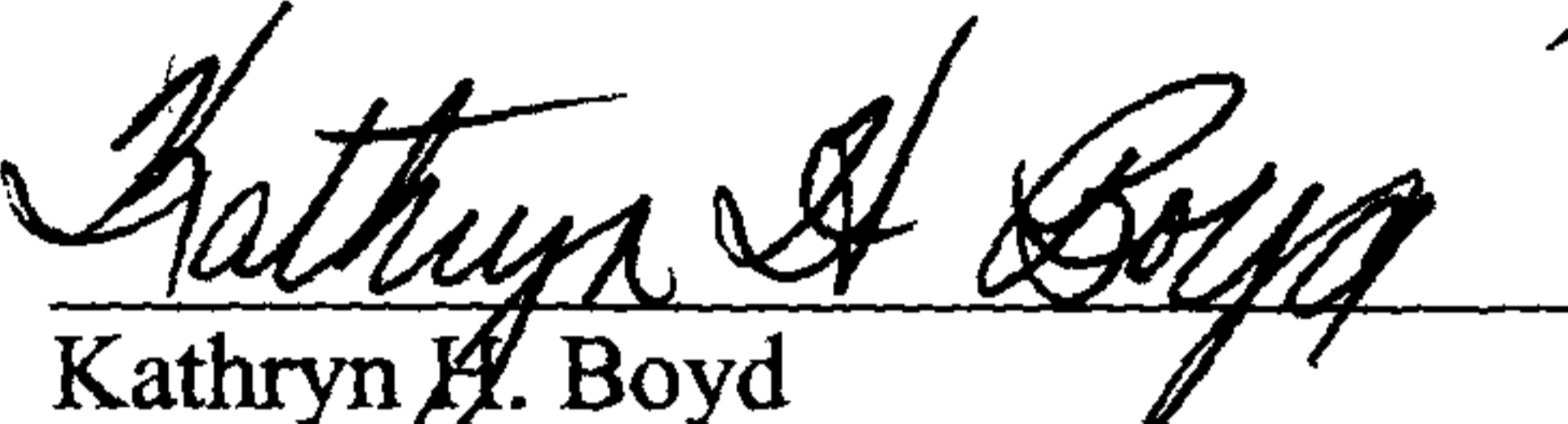
Reference: Deed Book 326, Page 128.

TO HAVE AND TO HOLD unto the said Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

AND I DO for myself and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above;

that I have good right to sell and convey the same as aforesaid; that I will and my 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, I the said Kathryn H. Boyd have hereunder set my hand and seal, this 23 day of September, 2002.

  
Kathryn H. Boyd  
(f/k/a Kathryn A. Armstrong)

STATE OF ALABAMA  
COUNTY OF SHELBY

I, Dell T. Pams, a Notary Public for the said County in said State, do hereby certify that Kathryn H. Boyd 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 said conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 23 day of September, 2002.

  
Notary Public  
My Commission Expires:

Send Tax Notice to: 102 Augusta Way, Helena, AL 35080

Prepared **With Out Title Opinion** by: Robert A. Tufts, Attorney at Law  
132 N. Gay St., Suite 211, Auburn, AL 36830