

This instrument was prepared by:
Wallace, Ellis, Fowler & Head
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Donald Scott Armstrong
510 Mildred Strat
Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Forty Five Thousand and no/00 (\$45,000.00)**, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **James Ivy Clifton and wife, Marilyn McCulley Clifton, (herein referred to as grantor, whether one or more)** bargain , sell and convey unto, **Donald Scott Armstrong (herein referred to as grantee, whether one or more)**, the following described real estate, situated in: Shelby County, Alabama, to-wit:

See Attached Exhibit "A" for Legal Description.

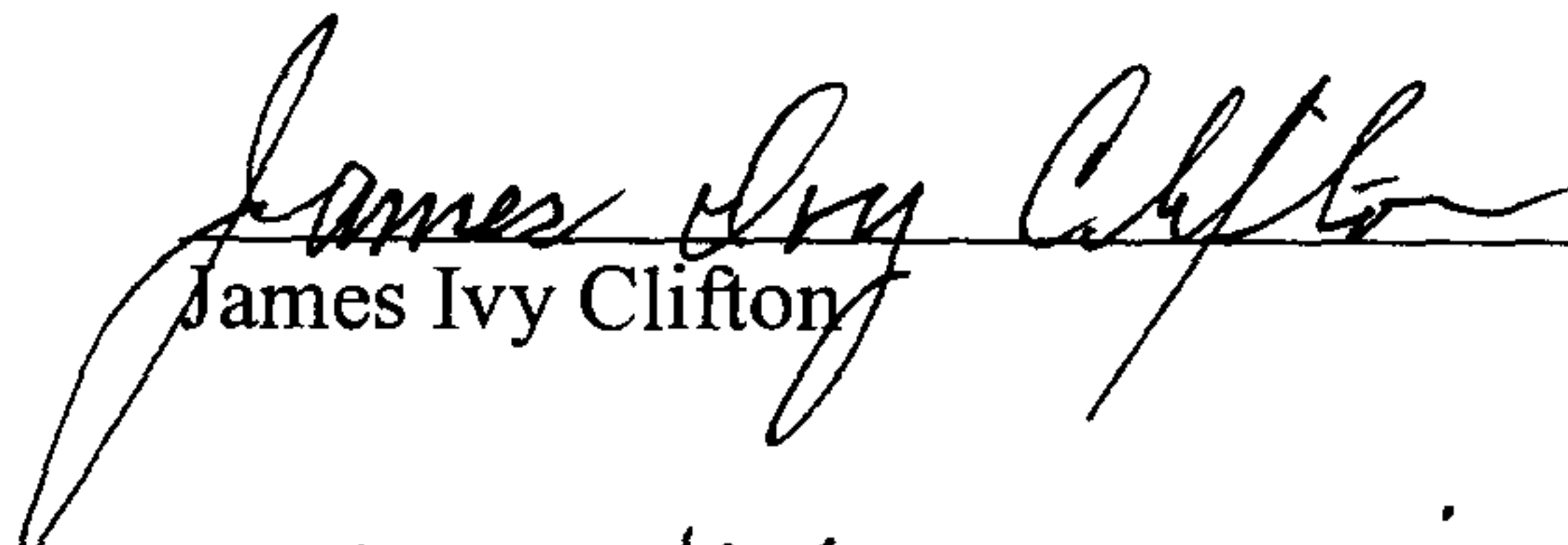

Subject to restrictions, easements and rights of way of record.

\$42,750.00 of the above recited purchase price was paid by a mortgage recorded simultaneously herewith.

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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 11th day of June, 2003.


James Ivy Clifton

Marilyn McCulley Clifton

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James Ivy Clifton and Marilyn McCulley Clifton, 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 11th day of June, 2003.


Notary Public

My Commission Expires: 01/02/07

EXHIBIT "A"

LEGAL DESCRIPTION

All of Lots 1, 2 and 3, in Block B, as shown by map and survey of COLLEGE PARK in the City of Columbiana, Alabama, map of which is recorded in Map Book 3, Page 15, in the Probate Office of Shelby County, Alabama, EXCEPT the West 50 feet of said lots, said lots being more particularly described as follows: Begin at the intersection of the West line of Arlington Street with the North line of Mildred Street or College Avenue in Columbiana, Alabama, and run along the West line of Arlington Street North 24 degrees 10 minutes West 150 feet; thence South 70 degrees West 98.3 feet; thence South 29 degrees 54 minutes East 150 feet along the East line of a 3-foot pavement side-walk to the North line of Mildred Street or College Avenue; thence along the same North 70 degrees East 83.3 feet to the point of beginning.
Situated in Shelby County, Alabama.