

PLEASE RETURN TO:
MOSS & CONDON, LLC
300 UNION HILL DRIVE, SUITE 200
BIRMINGHAM, AL 35209

20040218000083510 Pg 1/1 96.00
Shelby Cnty Judge of Probate, AL
02/18/2004 10:01:00 FILED/CERTIFIED

This instrument was prepared by:
David P. Condon
Moss & Condon, L.L.C.
300 Union Hill Drive, Suite 200
Birmingham, Alabama 35209

Send tax notice to:
Charles Barry Armstrong
5300 Meadowlark Lane
Birmingham, Alabama 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY) **KNOW ALL MEN BY THESE PRESENTS**

That in consideration of **Eighty-Five Thousand and 00/100 Dollars (\$85,000.00)** to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is acknowledged, I,

Mary Elizabeth Sellman Summer, an unmarried woman

(hereinafter referred to as "Grantor") do grant, bargain, sell and convey unto

Charles Barry Armstrong and Annette Armstrong

(hereinafter referred to as "Grantees") as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

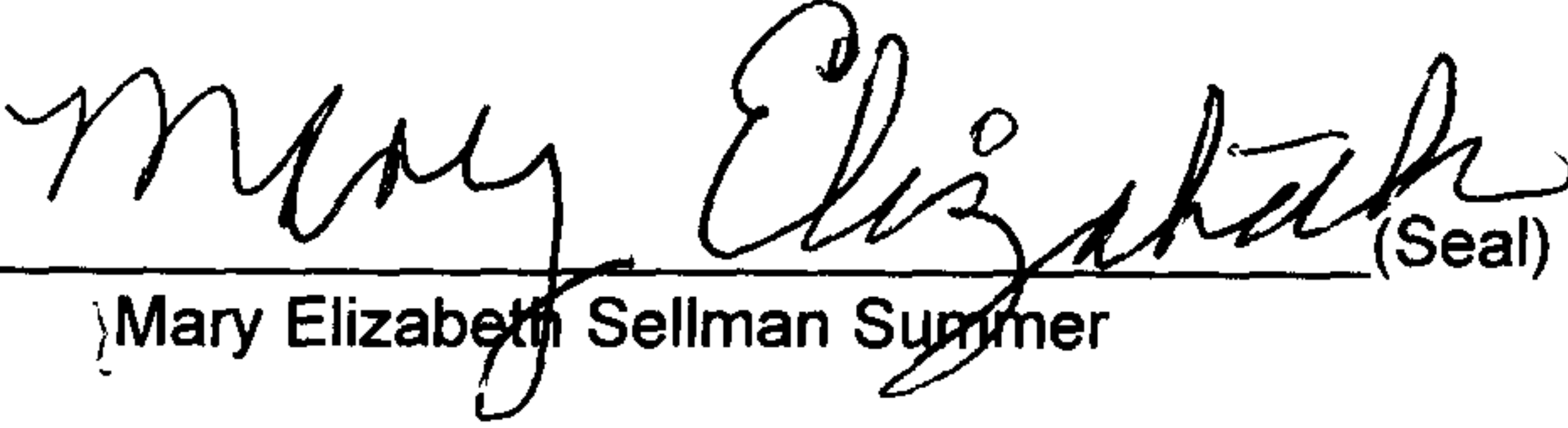
The West 1/2 of Lot 21, according to the Survey of Jessica Ingram Property in the NE 1/4 of the NE 1/4 of Section 31, Township 18 South, Range 1 West, as recorded in map Book 3, page 54, in the Probate Office of Shelby County, Alabama.

Subject to: (1) 2004 ad valorem taxes not yet due and payable;
(2) all mineral and mining rights not owned by the Grantor; and
(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

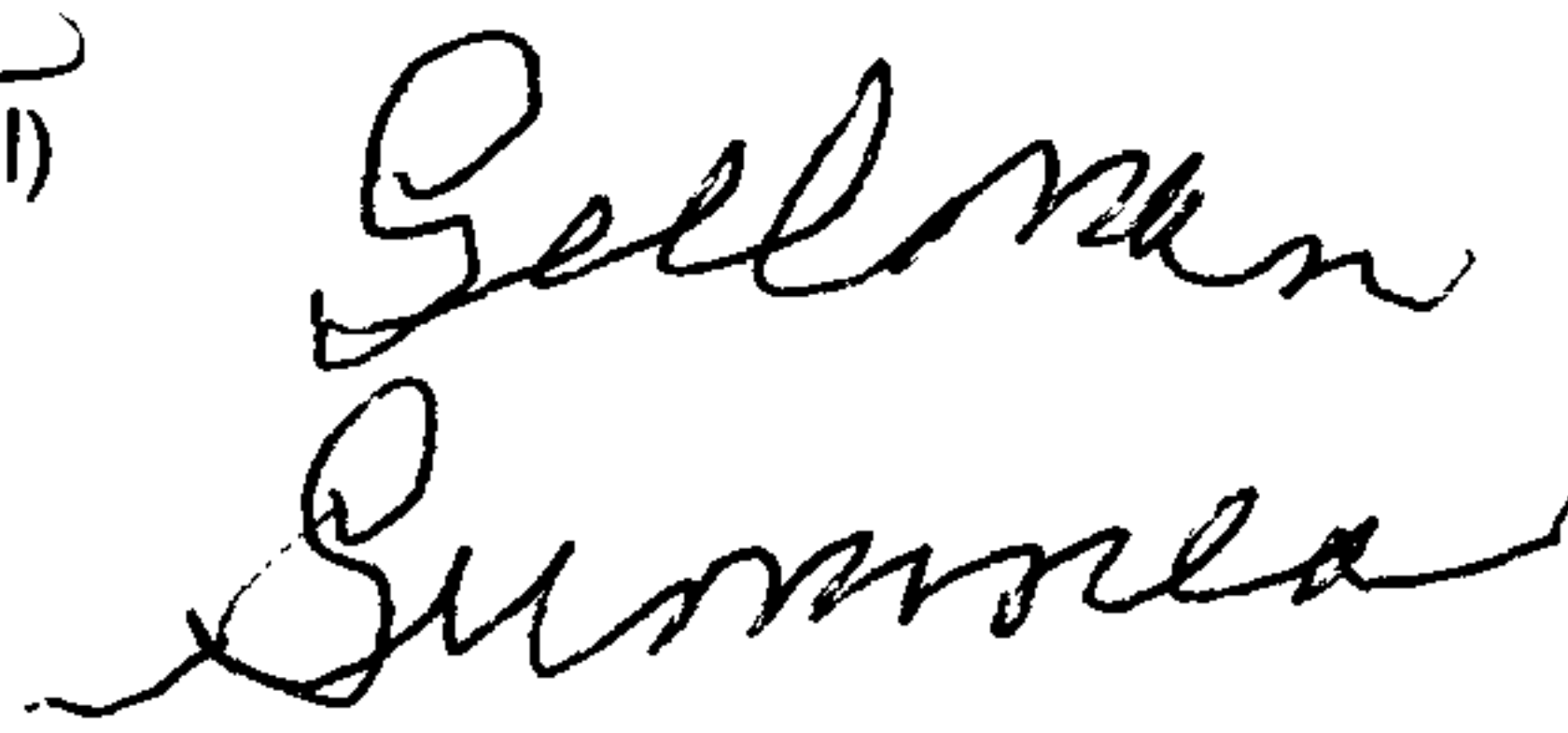
TO HAVE AND TO HOLD unto Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event 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 do for myself and for my heirs, executors, and administrators covenant with 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 a 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have set my hand and seal, this 12th day of February, 2004.


(Seal)
Mary Elizabeth Sellman Summer

STATE OF CALIFORNIA)
Kern COUNTY)



I, the undersigned Notary Public in and for said County, in said State, hereby certify that Mary Elizabeth Sellman Summer, 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 the conveyance he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of February, 2004.




Notary Public: **MARTHA ANN DAVIS**
My Commission Expires: **12-21-06**