



20060109000012670 1/1 \$203.00
Shelby Cnty Judge of Probate, AL
01/09/2006 09:52:12AM FILED/CERT

This Instrument was prepared by:

(Name) Mickey L. Johnson
(Address) P.O. Box 430 Pelham, AL 35124

Send Tax Notice to:
Carl D. Armstrong and Dorothy E. Armstrong
121 Calumet Drive
Birmingham, AL 35242

WARRANTY DEED, JOINTLY FOR LIFE, WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA,

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of

ONE HUNDRED, NINETY TWO THOUSAND DOLLARS (\$192,000.00) and other good and valuable considerations

to the undersigned grantor or grantors in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, the undersigned

Bryan A. McClelland, an unmarried man

Shelby County, AL 01/09/2006
State of Alabama

(herein referred to as grantor) does grant, bargain, sell and convey unto

Deed Tax: \$192.00

Carl D. Armstrong and wife, Dorothy E. Armstrong

(hereinafter called Grantee(s)), for and during their joint lives 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 described real estate, situated in Shelby County, Alabama, to wit:

Lot 22, according to the Survey of Calumet Meadow, as recorded in Map Book 21, page 112, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives 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 any contingent remainder and right of reversion.

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, I have hereto set my hand(s) and seal(s) this 4th day of January, 2006.

GRANTOR:

Bryan A. McClelland (Seal)
BRYAN A. McCLELLAND

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Bryan A. McClelland, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, has (have) executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of January, 2006.

[Signature]
NOTARY PUBLIC

My Commission Expires: 2-7-06