THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE EVIDENCE. DESCRIPTION FURNISHED BY GRANTOR.

20060830000427860 1/2 $19.00
Shelby Cnty Judge of Probate,AL
08/30/2006 11:17:03AM FILED/CERT

This instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Shelby County, AL 08/30/2006
State of Alabama

Deed Tax:$5.00

Send Tax Notice to:
Alvis Armstrong
P.O. Box 37
Shelby, Alabama 35143

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FIVE THOUSAND DOLLARS and NO/100 DOLLARS ($5,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **JON P. SHUGRUE, a married man** grant, bargain, sell and convey unto **ALVIS ARMSTRONG** the following described real estate, situated in: Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A", WHICH IS INCORPORATED HEREIN BY REFERENCE.
Situated in Shelby County, Alabama.

Subject to taxes for 2006 and subsequent years, restrictions, easements and rights of way of record.

This property constitutes no part of the household of the grantor, or of his spouse.

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~~ 24th day of ~~February~~ August, 2005. 2006

Jon P. Shugrue
JON P. SHUGRUE

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that JON P. SHUGRUE, 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 he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of August, 2006.

Janet T Power
Notary Public

My Commission Expires: 10/10/06

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EXHIBIT "A"
LEGAL DESCRIPTION

All of Lots 1, 2, 3, and part of Lots 12, 13, 14, 15, 16, 17, and 18, of Block 138, in the Town of Shelby, according to E.S. Saffords Map of Shelby of 1819, as recorded in Map Book 3, Page 38 and 47, in the Office of Probate of Shelby County, Alabama, and being more particularly described as follows: Commence at a set iron road at the intersection of the West right of way margin of Seventh Street with the North right of way margin of Fourth Avenue, said point also being the Southeast corner of Lot 18 of Block 138 of said subdivision; thence run in a Westerly direction along said North right of way margin for a distance of 150.00 feet to a set iron rod at the Southwest corner of Lot 13 of said Block 138; thence with an interior angle left of 90 degrees 14 minutes run in a Northerly direction for a distance of 120.00 feet to a set iron rod, said point being the point of beginning; thence with an interior angle left of 269 degrees 46 minutes run in a Westerly direction for a distance of 25.00 feet to a set iron rod on the South right of way margin of the abandoned Heart of Dixie Railroad; thence with an interior angle right of 38 degrees 45 minutes, run in a Northeasterly direction along said South right of way margin for a distance of 159.75 feet to a set iron rod; thence, with an interior angle left of 51 degrees 29 minutes, run in a Southerly direction for a distance of 80.00 feet to a set iron rod; thence with an interior angle left of 269 degrees 46 minutes, run in an Easterly direction for a distance of 50.00 feet to a set iron rod on the West right of way margin of Seventh Street; thence, with an interior angle left of 91 degrees 41 minutes, run in a Southerly direction along said West right of way margin for a distance of 20.01 feet to a set iron rod; thence with an interior angle left of 88 degrees 19 minutes run in a Westerly direction for a distance of 150.50 feet to the point of beginning.