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

20070301000093040 1/1 $16.00
Shelby Cnty Judge of Probate, AL
03/01/2007 01:07:20PM FILED/CERT

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FIVE THOUSAND AND NO/100 DOLARS ($5,000.00)**, and any other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **PAUL W. MULLIN and wife, KELLY L. MULLIN (herein referred to as grantor)** grant, bargain , sell and convey unto **MARSHALL B. ARMSTRONG and MAGGIE ARMSTRONG (herein referred to as grantees),** the following described real estate, situated in Shelby County, Alabama, to-wit:

A 50-foot easement for ingress, egress, and utilities being more particularly described as follows: Commence at the NE corner of the NW ¼ of the SW ¼ of Section 31, Township 20 South, Range 2 East, Shelby County, Alabama; thence South 00 degrees 10 minutes 19 seconds West a distance of 746.62 feet; thence North 88 degrees 34 minutes 50 seconds West, a distance of 519.34 feet to the point of beginning; thence continue along the last described course, a distance of 50.00 feet; thence North 01 degrees 23 minutes 55 seconds West a distance of 687.24 feet; thence South 89 degrees 33 minutes 33 seconds East a distance of 50.03 feet; thence South 01 degrees 23 minutes 37 seconds East, a distance of 688.09 feet to the point of beginning.
According to survey of Rodney Y. Shiflett, RLS #21784, dated February 26, 2007.

Subject to taxes for 2007 and subsequent years, easements, restrictions, rights of way, and permits of record.

TO HAVE AND TO HOLD Unto the said 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 (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 1st day of March, 2007.

PAUL W. MULLIN

KELLY L. MULLIN

Shelby County, AL 03/01/2007
State of Alabama

Deed Tax:$5.00

STATE OF ALABAMA
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify PAUL W. MULLIN and KELLY L. MULLIN, 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 they/she/he executed the same voluntarily on the day the same bears date.
Given under my hand and official seal this 1st day of March, 2007.

Deborah L. Horton
Notary Public

My commission expires:

DEBORAH L. HORTON
NOTARY PUBLIC STATE AT LARGE
COMMISSION EXPIRES
MARCH 28, 2008