

20070320000126660 1/2 \$128.00
Shelby Cnty Judge of Probate, AL
03/20/2007 11:19:00AM FILED/CERT

WARRANTY DEED

Shelby County, AL 03/20/2007
State of Alabama

Deed Tax: \$114.00

**STATE OF ALABAMA
JEFFERSON COUNTY**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of ONE HUNDRED FOURTEEN THOUSAND DOLLARS & 00/100---AND OTHER GOOD AND VALUABLE CONSIDERATION (\$114,000.00) and other valuable considerations to the undersigned Grantor(s) in hand paid by the Grantee(s) herein, the receipt of which is hereby acknowledged, I/we GEORGE R. CARDEN, AN UNMARRIED MAN, referred to as Grantor(s), do hereby GRANT, BARGAIN, SELL AND CONVEY unto KEMBERLY G. ARMSTRONG, TRUSTEE, OR HER SUCCESSORS IN TRUST, UNDER THE ARMSTRONG LIVING TRUST, DATED MAY 15, 1997, referred to as Grantee(s), his/her heirs and assigns, the following described real estate, situated in Jefferson County, State of Alabama, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

SUBJECT TO: Easements, restrictive covenants, right of ways as shown by the public records and ad valorem taxes of record.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), his/her heirs and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), their heirs and assigns, that they have lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the GRANTEE(S), their heirs and assigns, and that GRANTOR(S) will WARRANT and DEFEND the premises to the said GRANTEE(S), their heirs and assigns forever, the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal this 16TH day of March, 2007.



GEORGE R. CARDEN

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County and State hereby certify that, GEORGE R. CARDEN, whose names 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 and with full authority on the day the same bears date.

GIVEN under my hand and seal this 16TH day of March, 2007.

CHRISTOPHER P. MOSELEY
MY COMMISSION EXPIRES 10/07/09



NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY:
CHRISTOPHER P. MOSELEY
MOSELEY & ASSOCIATES, P.C.
2871 ACTON ROAD, SUITE 101
BIRMINGHAM, ALABAMA 35243

SEND TAX NOTICE TO:
KEMBERLY G. ARMSTRONG TRUST
385 McQuire Road
Indian Springs, Al. 35124

EXHIBIT "A"

Commence at the Northeast corner of the SW 1/4 of the NE 1/4, Section 36, Township 20 South, Range 1 East, thence run South along the East line of said 1/4-1/4 section a distance of 637.56 feet to the point of beginning; thence continue South along the East line of said 1/4-1/4 section a distance of 667.27 feet to the Southeast corner of said 1/4-1/4 section; thence turn an angle of 88 degrees 39 minutes 15 seconds to the right and run West along the south line of said 1/4-1/4 section a distance of 1332.05 feet to the Southwest corner of said 1/4-1/4 section; thence turn an angle of 91 degrees 16 minutes 03 seconds to the right and run North along the West line a distance of 1293.20 feet to the Northwest corner of said 1/4-1/4 section; thence turn an angle of 88 degrees 14 minutes 02 seconds to the right and run East along the North line a distance of 995.77 feet, more or less, to a point on Spring Branch; thence turn an angle of 28 degrees 20 minutes 25 seconds to the right and run along said Spring Branch a distance of 213.57 feet; thence turn an angle of 126 degrees 39 minutes 37 seconds to the right and run a distance of 609.29 feet, more or less; thence turn an angle of 90 degrees 00 minutes to the left and run a distance 503.67 feet; thence turn an angle of 85 degrees 47 minutes 26 seconds to the left and run a distance of 501.84 feet to the point of beginning; situated in the SW 1/4 of the NE 1/4, Section 36, Township 20 South, Range 1 East.