

This instrument prepared by:
Patrick F. Smith
Law Office of Patrick F. Smith, L.L.C.
P.O. Box 190224
Birmingham, AL 35219

SEND TAX NOTICE TO:
Philip K. Way
Cheryl M. Way
4009 Water Willow Lane
Hoover, Alabama 35244

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)



20070904000415390 1/3 \$72.00
Shelby Cnty Judge of Probate, AL
09/04/2007 03:32:38PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of **Five Hundred Fifty Thousand dollars and Zero cents (\$550,000.00)** paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, **Kenneth H. Armstrong and Virginia M. Armstrong** (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto **Philip K. Way and Cheryl M. Way, husband and wife, as joint tenants with rights of survivorship** (hereinafter Grantees), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Lot 3008, according to the Survey of Riverchase Country Club, 30th Addition, as recorded in Map Book 13, Page 88 A & B, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

\$360,000.00 of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith. **\$135,000.00 of the consideration recited herein is from the proceeds of a purchase money second mortgage of even date herewith.**

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, th eir heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

Grantor does, for Grantor and for Grantor's heirs, executors and a dministrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators fo rever, against the lawful claims of all persons.

[The remainder of this page is intentionally left blank.]

FILE NO: 270771

Shelby County, AL 09/04/2007
State of Alabama

Deed Tax: \$55.00

Title Search

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 24th day of April, 2007.

Kenneth H. Armstrong
Kenneth H. Armstrong

STATE OF Michigan)
Washtenaw COUNTY)


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Kenneth H. Armstrong** 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 on this 24th day of April, 2007.

Kay Kohler
Notary Public
Commission Expires:

KAY KOHLER
NOTARY PUBLIC, STATE OF MI
COUNTY OF WASHTENAW
MY COMMISSION EXPIRES Jan 22, 2012
ACTING IN COUNTY OF Washtenaw

FILE NO: 270771


20070904000415390 2/3 \$72.00
Shelby Cnty Judge of Probate, AL
09/04/2007 03:32:38PM FILED/CERT



20070904000415390 3/3 \$72.00
Shelby Cnty Judge of Probate, AL
09/04/2007 03:32:38PM FILED/CERT

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on **this**
25th day of April, 2007.

Virginia M. Armstrong
Virginia M. Armstrong

STATE OF Alabama)
Jefferson COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Virginia M. Armstrong**, whose name(s) is (are) 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/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 25th day of April, 2007.

Lealand Godwin
Notary Public

Commission Expires: 1.30.09