

20080904000352740 1/1 \$19.50
Shelby Cnty Judge of Probate, AL
09/04/2008 11:28:29AM FILED/CERT

WARRANTY DEED
JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF SHELBY

Shelby County, AL 09/04/2008
State of Alabama

Deed Tax: \$8.50

KNOW ALL MEN BY THESE PRESENTS, That, in consideration of **\$145,000.00** to the undersigned Grantor(s), **John E. Armstrong, a married man not joined by spouse**, in hand paid by the Grantees named herein, the receipt of which is hereby acknowledged, the said Grantor(s) does by these presents, grant, bargain, sell and convey unto **Jerit N. Black and Jennifer J. Black** (herein referred to as "Grantees") the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 44, according to the Survey of Oakwood Village, Phase One, as recorded in Map Book 19, Page 163, in the Probate Office of Shelby County, Alabama.

Address of Property: 129 Palm Drive
Alabaster, Alabama 35007

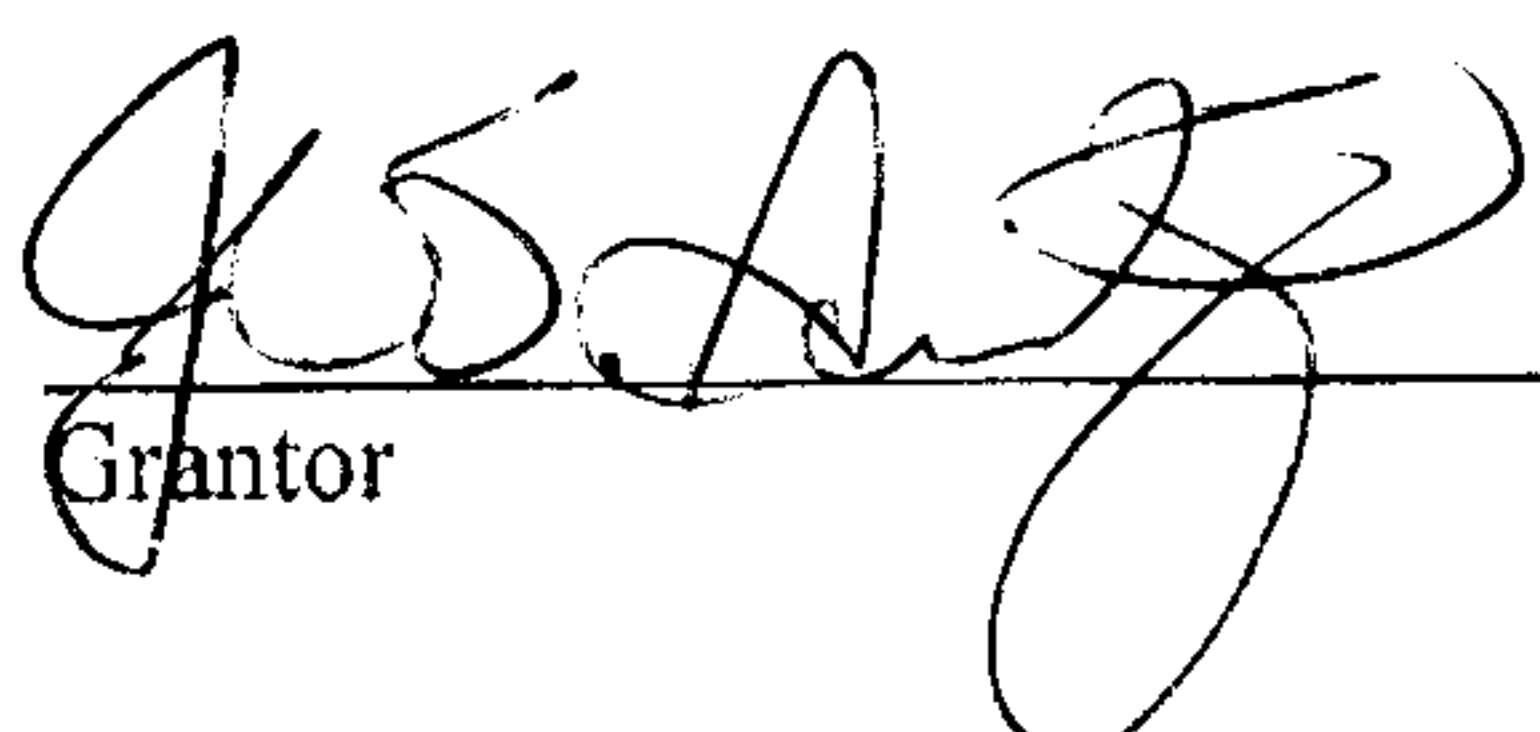
Subject property does not constitute homestead of Grantor or Grantor's spouse, Merri Kate Armstrong.

Subject to taxes for the year 2008 and subsequent years, easements, restrictions, reservations, rights-of way, limitations, covenants and conditions of record, if any, and mineral and mining rights, if any.

\$136,687.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

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 every contingent remainder and right of reversion. And said Grantor(s) does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said Grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S), who is authorized to execute this conveyance, has hereto set its signature and seal this on the 12th day of August, 2008.

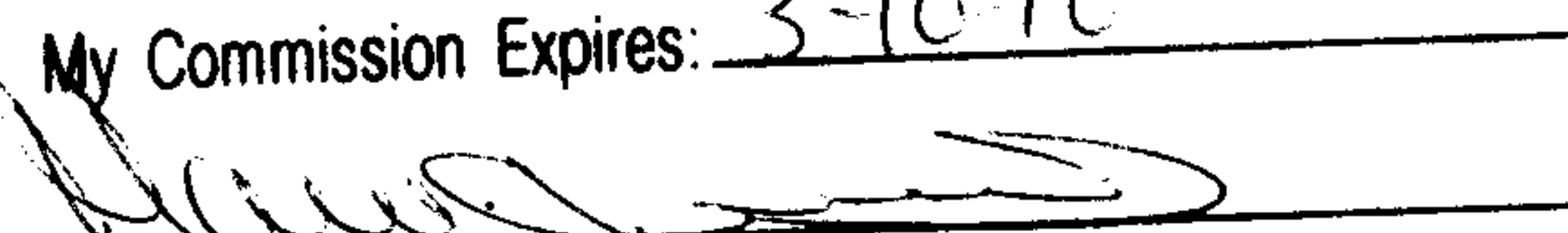
By: 
Grantor

Grantor

STATE OF ~~ALABAMA~~ Missouri
COUNTY OF ~~SHELBY~~ Jackson

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that John E. Armstrong, a married man not joined by spouse, 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 on the 12th day of August, 2008

Jackson County
State of Missouri
Subscribed and sworn to before me
this 11th day of August 2008
My Commission Expires: 3-10-10

Notary Public

MARY TUROS
Notary Public - Notary Seal
STATE OF MISSOURI
CASS COUNTY
MY COMMISSION EXPIRES MAR. 10, 2010
Commission # 06418273