

Send tax notice to:

JULIE E. KELLEY  
2952 RIVERWOOD TERRACE  
BIRMINGHAM, AL, 35242

This instrument prepared by:  
CHARLES D. STEWART, JR.  
Executive Real Estate Group, LLC  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

STATE OF ALABAMA  
Shelby COUNTY

2010099

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Fourteen Thousand and 00/100 Dollars (\$114,000.00) in hand paid to the undersigned, KIMBERLY LUSCO (NOW KNOWN AS KIMBERLY ARMSTRONG) and KENNETH C. ARMSTRONG, Wife and Husband (hereinafter referred to as "Grantor") by JULIE E. KELLEY (hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT C, BLOCK 8, ACCORDING TO THE AMENDED MAP OF RIVERWOOD, THIRD SECTOR, AS RECORDED IN MAP BOOK 8, PAGE 103, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA. TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON AREA AS SET FORTH IN THE DECLARATIONS AS SET FORTH IN MISC. BOOK 39, PAGE 880, IN SAID PROBATE OFFICE

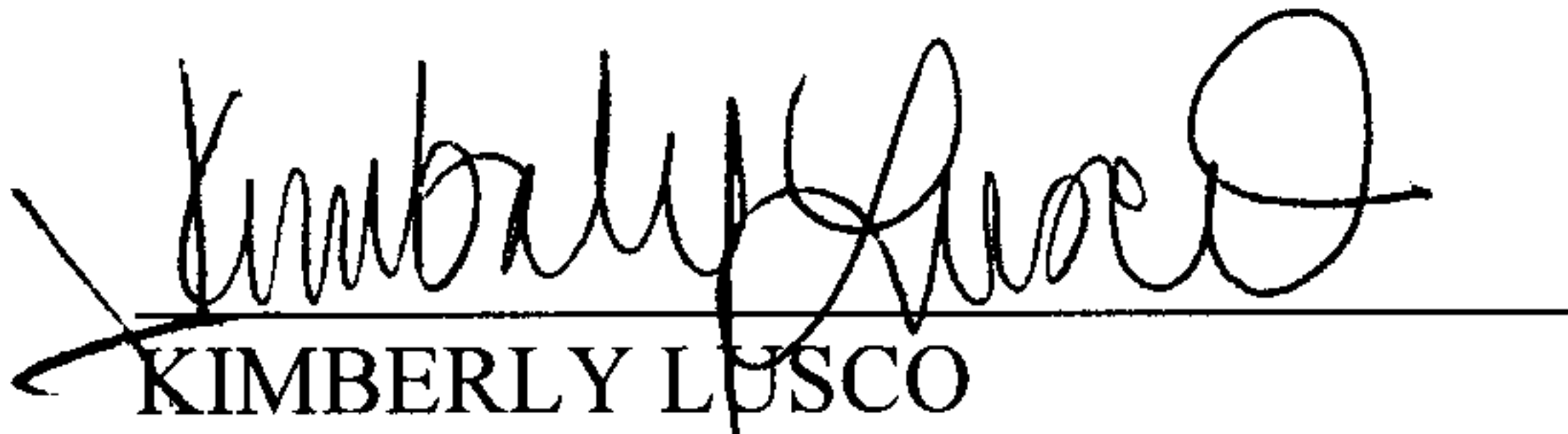
SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2009 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2010.
2. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY.
3. ANY MINERAL OR MINERAL RIGHTS LEASED, GRANTED OR RETAINED BY CURRENT OR PRIOR OWNERS.
4. EASEMENTS AND BUILDING LINES AS SHOWN ON RECORDED MAP, INCLUDING BUT NOT LIMITED TO ANY NOTES, CONDITIONS, AND RESTRICTIONS.
5. RESTRICTIONS APPEARING OF RECORD IN MISC. BOOK 39, PAGE 880 BUT DELETING ANY RESTRICTIONS BASED ON RACE, COLOR, CREED OR NATIONAL ORIGIN.
6. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY.
7. RIGHT OF WAY TO SOUTH CENTRAL BELL.
8. AGREEMENT WITH ALABAMA POWER COMPANY FOR UNDERGROUND RESIDENTIAL DISTRIBUTION.
9. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PROPERTY, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES, IMMUNITIES AND RELEASE OF DAMAGES, RELATING THERETO, AS RECORDED IN VOLUME 327, PAGE 346, AND ANY DAMAGES RELATING TO THE EXERCISE OF SUCH RIGHTS OR THE EXTRACTION OF SUCH MINERALS.

\$114,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; 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 Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 8th day of April, 2010.

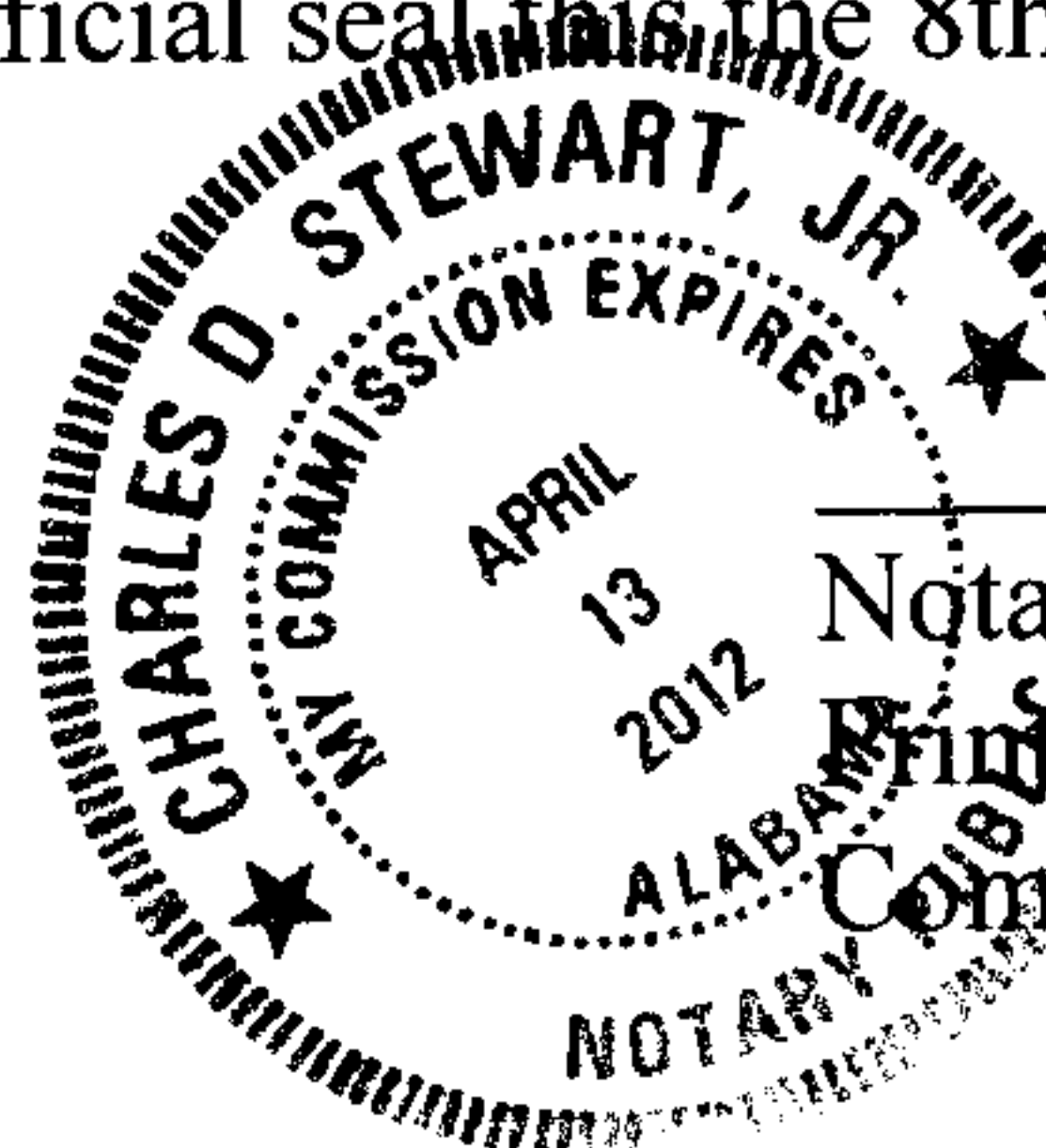
  
KIMBERLY LUSCO  
(NOW KNOWN AS KIMBERLY ARMSTRONG)

  
KENNETH C. ARMSTRONG

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that KIMBERLY LUSCO (NOW KNOWN AS KIMBERLY ARMSTRONG) AND KENNETH C. ARMSTRONG, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 8th day of April, 2010.

  
Notary Public  
Print Name: Charles D. Stewart, Jr.  
Commission Expires: 04/13/12