


This instrument prepared by:
John H. Henson
4647-E Highway 280
Birmingham, AL 35242

SEND TAX NOTICE TO:
John M. Armstrong
Judith D. Armstrong
185 Stonebriar Drive
Calera, Alabama 35040


20100609000182410 1/1 \$51.50
Shelby Cnty Judge of Probate, AL
06/09/2010 01:23:16 PM FILED/CERT

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
)
Shelby COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **One Hundred Twenty Three Thousand dollars and Zero cents \$123,000.00**) in hand paid by **John M. Armstrong and Judith D. Armstrong** (hereinafter referred to as “GRANTEES”) to **Brady Residential Construction, LLC** (hereinafter referred to as “GRANTOR”) the receipt of which is hereby acknowledged, the said GRANTOR does by these presents grant, bargain, sell and convey unto the said **John M. Armstrong and Judith D. Armstrong, as joint tenants with rights of survivorship**, the following described real estate in **Shelby County, Alabama**, to wit:

Lot 112A, according to a Resurvey of Stonebriar, Phase 1, as recorded in Map Book 38, Page 61, in the Probate Office of Shelby County, Alabama.

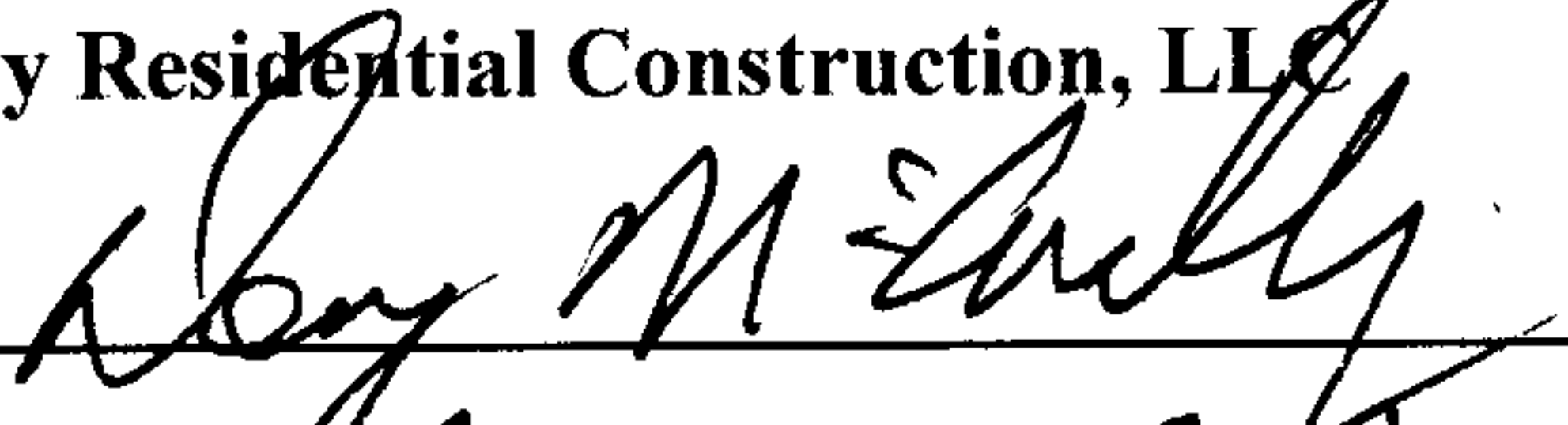
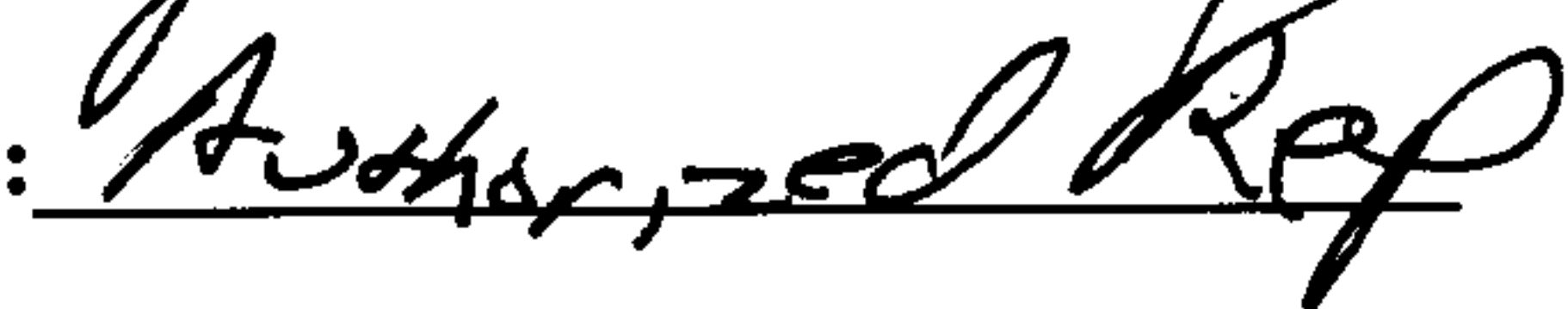
Subject to all recorded and unrecorded easements, covenants, restrictions, rights of way, overlaps and encroachments, if any, affecting the property, ad valorem taxes for the year which are a lien but which are not yet due and payable, and ad valorem taxes for future years.

\$82,800.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said **GRANTEES** as joint tenants, with rights of survivorship, their 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.

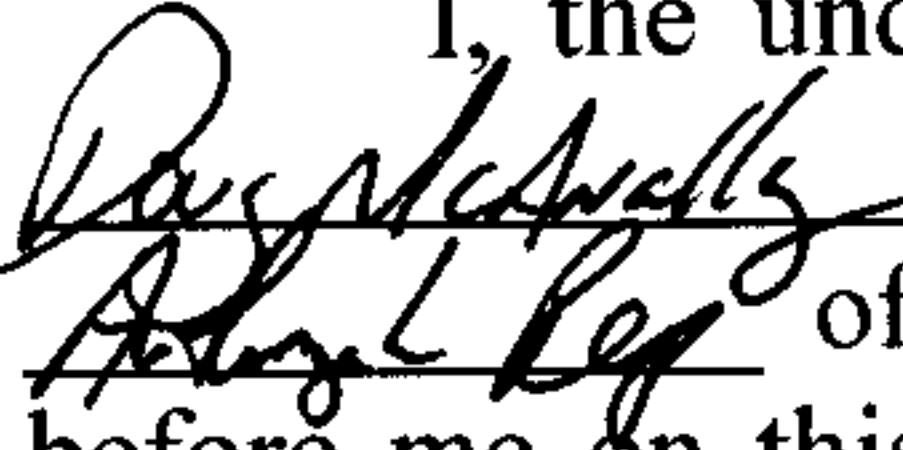
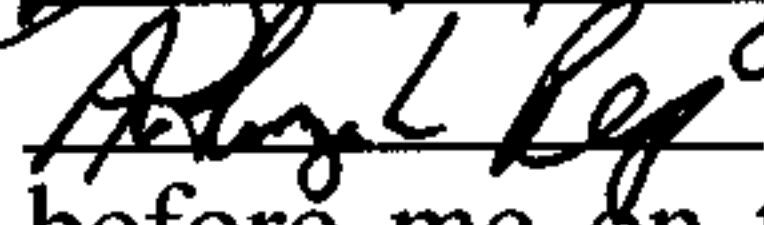
GRANTOR makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the **GRANTOR** has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the **GRANTOR**.

IN WITNESS WHEREOF, the **GRANTOR** has caused this instrument to be executed by its duly authorized representative this **7th day of June, 2010**.

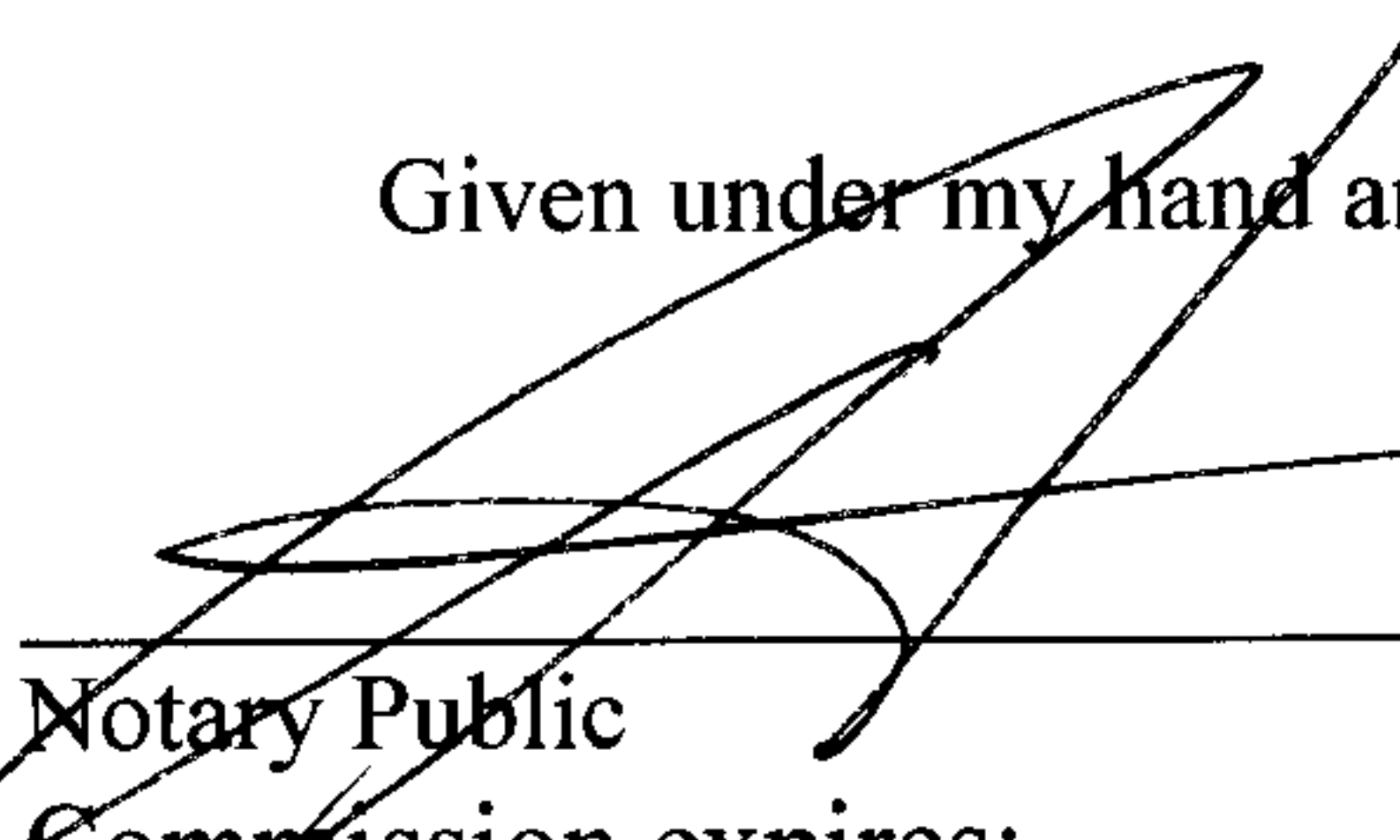
Brady Residential Construction, LLC
By: 
Its: 

Shelby County, AL 06/09/2010
State of Alabama
Deed Tax : \$40.50

STATE OF ALABAMA §
 §
JEFFERSON COUNTY §

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that , whose name(s) is/are signed to the foregoing conveyance as the  of **Brady Residential Construction, LLC**, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **7th day of June, 2010**.


Notary Public
Commission expires:

