

This instrument was prepared by:
William R. Justice, Attorney
Wallace, Ellis, Fowler & Head
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:

Allen Horton
514 East Juniper Place
Foley, AL 36535

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Forty Five Thousand and NO/00 Dollars (\$45,000.00)**, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Donald Scott Armstrong, an unmarried man, (herein referred to as grantor, whether one or more)** does by these presents grant, bargain, sell and convey unto, **Allen Horton, (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 15, in Shelby Shores, First Addition, according to map of said Shelby Shores, First Addition, recorded in Map Book 5, Page 29, in the Probate Office of Shelby County, Alabama.

Subject to 2010 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

\$36,000.00 of the above recited purchase price was paid from a mortgage recorded herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 19th day of July, 2010.

Donald Scott Armstrong
Donald Scott Armstrong

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, personally appeared Donald Scott Armstrong, who is 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of July, 2010.

William R. Justice
Notary Public

My Commission Expires: 9/12/11

