

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE EVIDENCE. DESCRIPTION FURNISHED BY GRANTORS.

This instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Jeffery Loyd Armstrong
522 Huntwood Rd
Shelby Ala. 35743

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)



20110421000122840 1/2 \$21.00
Shelby Cnty Judge of Probate, AL
04/21/2011 02:32:18 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FIVE THOUSAND DOLLARS and NO/100 (\$5,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Joyce Porter, a married woman; Jeffery Armstrong, a single man; and Alvis Louie Armstrong, Jr., a married man** grant, bargain, sell and convey unto **Jeffery Loyd Armstrong**, the following described real estate, situated in: Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION, WHICH IS INCORPORATED HEREIN BY REFERENCE.

Subject to taxes for 2011 and subsequent years, restrictions, easements and rights of way of record.


This property constitutes no part of the household of the grantors, or of their respective spouses.

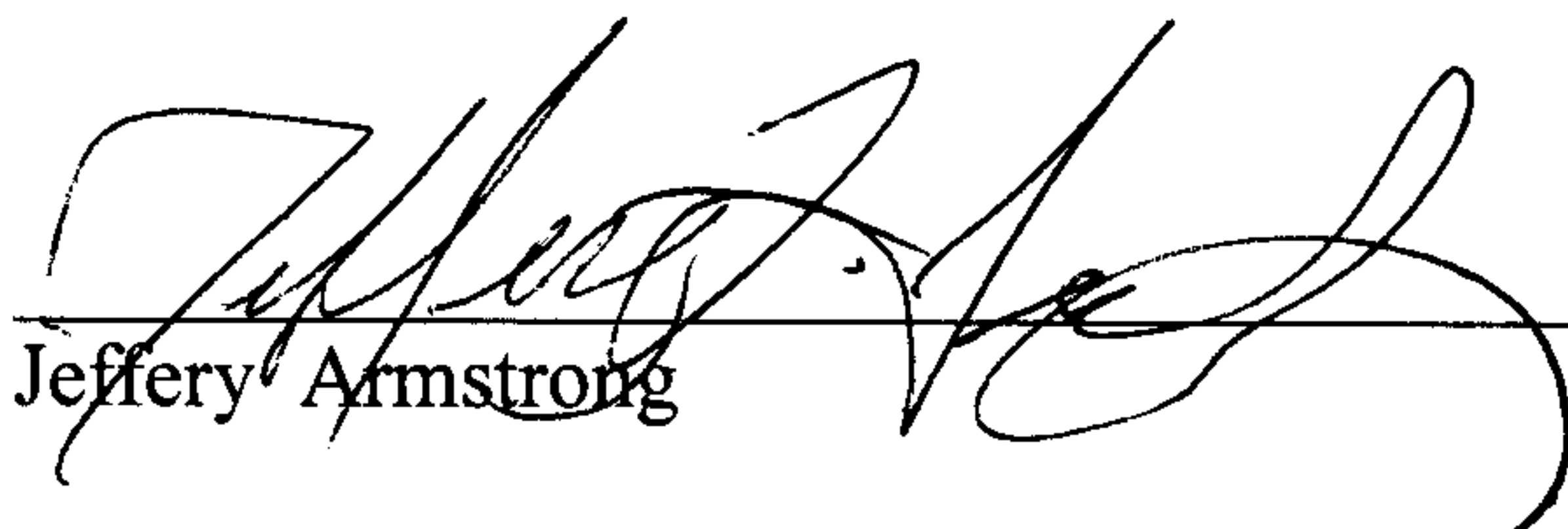
The grantees herein constitute all the heirs at law and next of kin of Alvis L. Armstrong, who died on or about the 5th day of January, 2011.

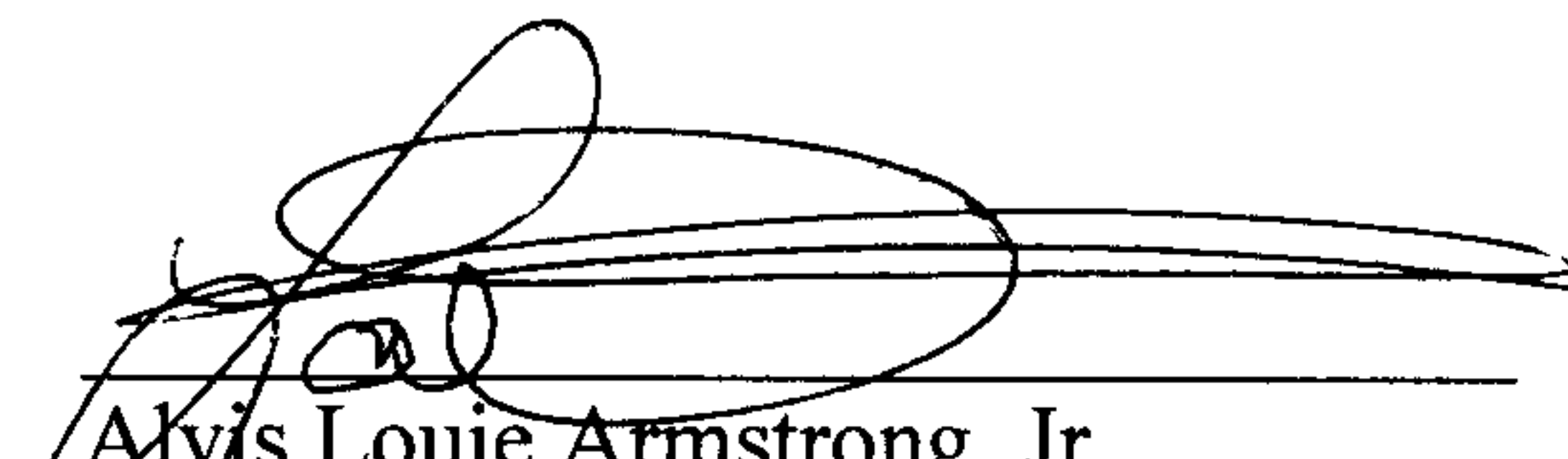
TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 20th day of April, 2011.


Joyce Porter

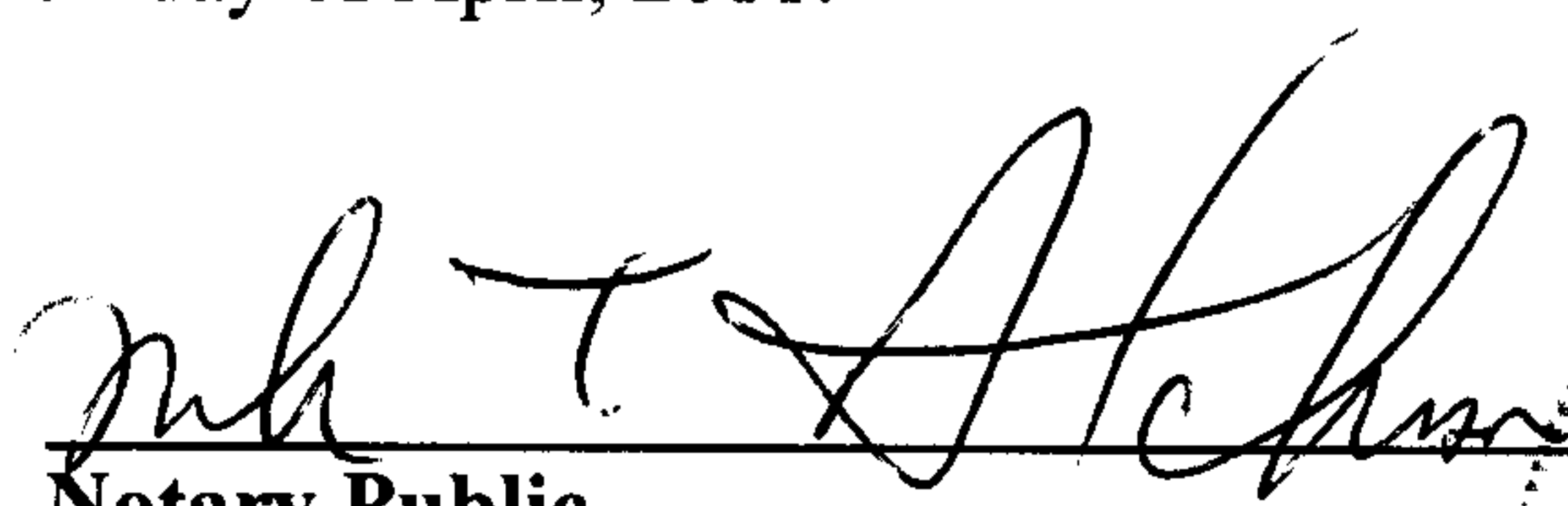

Jeffery Armstrong


Alvis Louie Armstrong, Jr.

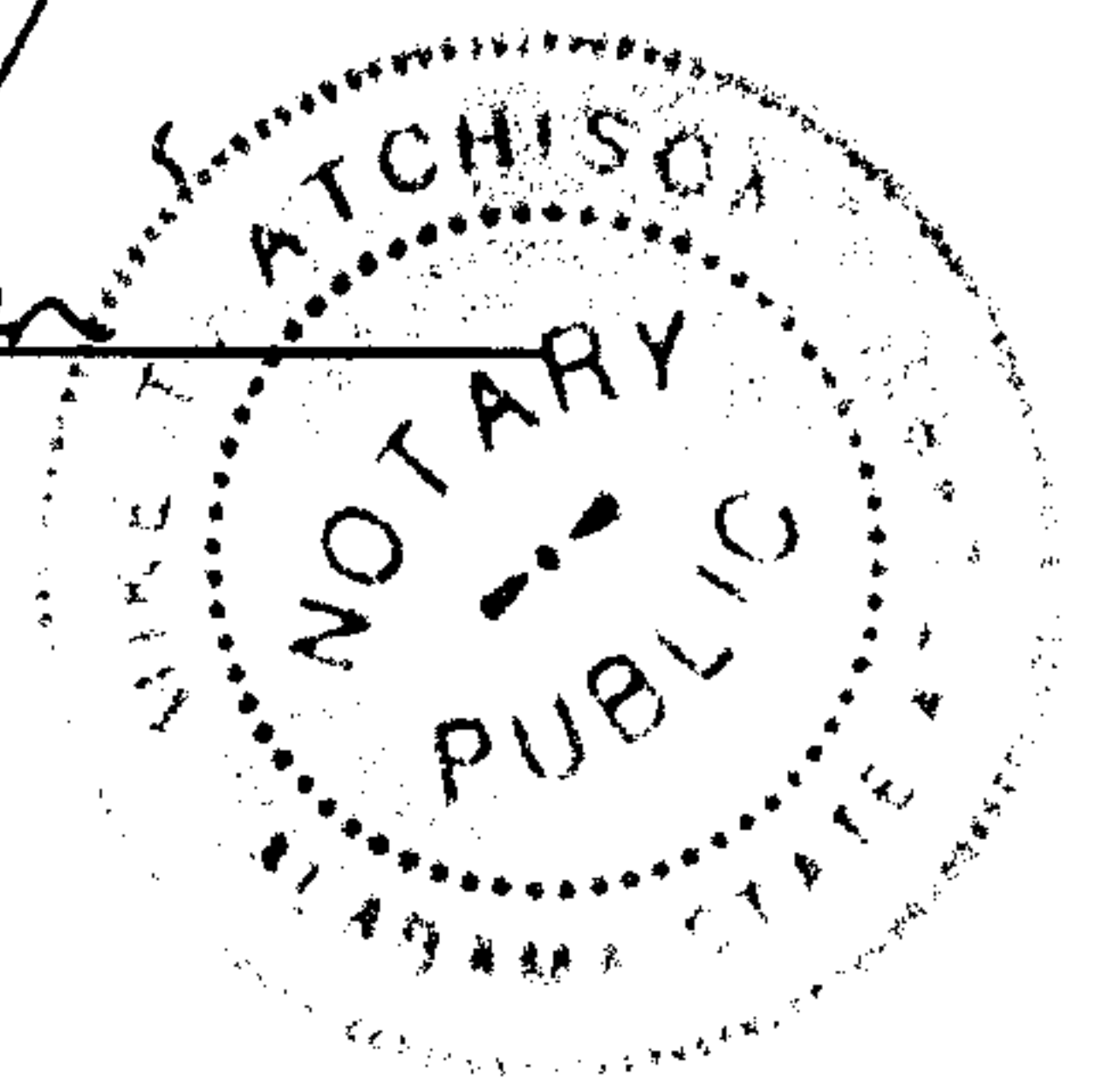
STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Joyce Porter, Jeffery Armstrong, and Alvis Louie Armstrong, Jr., whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of April, 2011.


Notary Public

My Commission Expires: 10/16/2012





20110421000122840 2/2 \$21.00
Shelby Cnty Judge of Probate, AL
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Shelby County, AL 04/21/2011
State of Alabama
Deed Tax:\$5.00

EXHIBIT "A"
LEGAL DESCRIPTION

All of Lots 1, 2, 3, and part of Lots 12, 13, 14, 15, 16, 17, and 18, of Block 138, in the Town of Shelby, according to E.S. Saffords Map of Shelby of 1819, as recorded in Map Book 3, Page 38 and 47, in the Office of Probate of Shelby County, Alabama, and being more particularly described as follows:
Commence at a set iron rod at the intersection of the West right of way margin of Seventh Street with the North right of way margin of Fourth Avenue, said point also being the Southeast corner of Lot 18 of Block 138 of said subdivision; thence run in a Westerly direction along said North right of way margin for a distance of 150.00 feet to a set iron rod at the Southwest corner of Lot 13 of said Block 138; thence with an interior angle left of 90 degrees 14 minutes run in a Northerly direction for a distance of 120.00 feet to a set iron rod, said point being the point of beginning; thence with an interior angle left of 269 degrees 46 minutes run in a Westerly direction for a distance of 25.00 feet to a set iron rod on the South right of way margin of the abandoned Heart of Dixie Railroad; thence with an interior angle right of 38 degrees 45 minutes, run in a Northeasterly direction along said South right of way margin for a distance of 159.75 feet to a set iron rod; thence, with an interior angle left of 51 degrees 29 minutes, run in a Southerly direction for a distance of 80.00 feet to a set iron rod; thence with an interior angle left of 269 degrees 46 minutes, run in an Easterly direction for a distance of 50.00 feet to a set iron rod on the West right of way margin of Seventh Street; thence, with an interior angle left of 91 degrees 41 minutes, run in a Southerly direction along said West right of way margin for a distance of 20.01 feet to a set iron rod; thence with an interior angle left of 88 degrees 19 minutes run in a Westerly direction for a distance of 150.50 feet to the point of beginning.

Lots Nos. 4 and 5 in Block 138, according to Safford's Survey of the Town of Shelby, as recorded in the office of the Probate Court of said County.