

This instrument was prepared by

Mitchell A. Spears

Attorney at Law

P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102

205/665-5076

Send Tax Notice to:

(Name) Keith A. Armstrong and Lisa Armstrong

(Address) 120 Breland Street

Wilsonville, AL 35186

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Warranty Deed, Jointly for Life With Remainder to Survivor

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STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **SEVENTY SEVEN THOUSAND and 00/100 (\$77,000.00)** **DOLLARS** to the undersigned Grantor, in hand paid by the Grantees herein, the receipt whereof is acknowledged, I or we, **SHARON LYNN ANDERSON, Personal Representative of the Estate of Leo E. Poole, Sr., deceased, Probate Case No. PR-2010-000548; SHARON LYNN ANDERSON**, an unmarried woman; and **LEO POOLE, JR.**, an unmarried man, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **KEITH A. ARMSTRONG and wife, LISA ARMSTRONG**, (herein referred to as Grantees), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

**PARCEL 1:**

A parcel of land situated in the SE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 2, Township 21 South, Range 1 East, City of Wilsonville, Shelby County, Alabama, being more particularly described as follows:

Commence at the NE corner of the above said  $\frac{1}{4}$  -  $\frac{1}{4}$ ; thence South 87 degrees 38 minutes 00 seconds West a distance of 990.00 feet; thence South 02 degrees 28 minutes 22 seconds East, a distance of 30.00 feet to the POINT OF BEGINNING; thence continue along the last described course, a distance of 180.00 feet; thence North 87 degrees 38 minutes 00 seconds East, a distance of 265.50 feet, thence North 02 degrees 29 minutes 26 seconds West, a distance of 180.00 feet; thence South 87 degrees 38 minutes 00 seconds West, a distance of 265.44 feet to the POINT OF BEGINNING.

**PARCEL 3:**

A parcel of land situated in the SE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 2, Township 21 South, Range 1 East, City of Wilsonville, Shelby County, Alabama, being more particularly described as follows:

Commence at the NE corner of the above said  $\frac{1}{4}$  -  $\frac{1}{4}$ ; thence South 87 degrees 38 minutes 00 seconds West, a distance of 990.00 feet; thence South 02 degrees 28 minutes 22 seconds East, a distance of 210.00 feet to the POINT OF BEGINNING; thence continue along the last described course, a distance of 1,127.26 feet; thence North 87 degrees 33 minutes 08 seconds East a distance of 929.45 feet; thence North 28 degrees 16 minutes 20 seconds West, a distance of 652.45 feet; thence South 75 degrees 55 minutes 52 seconds West, a distance of 233.54 feet; thence North 16

degrees 55 minutes 31 seconds West a distance of 605.88 feet; thence South 87 degrees 38 minutes 00 seconds West, a distance of 265.50 feet to the POINT OF BEGINNING.

**SUBJECT TO:**

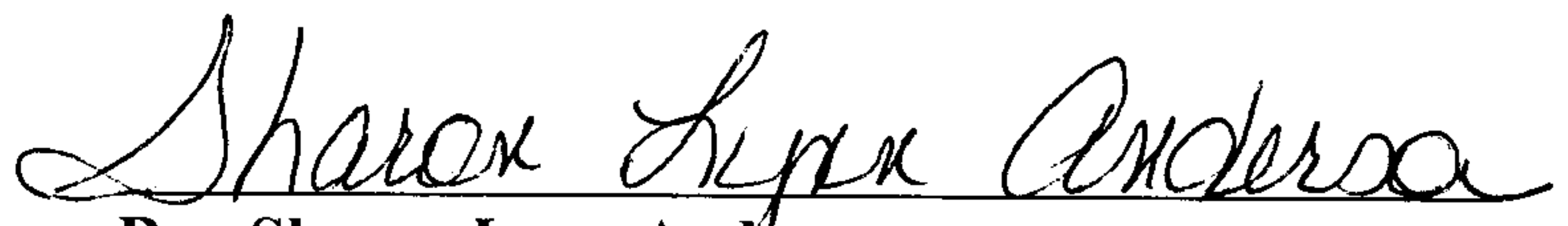
- All leases, grants, exceptions or reservation of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records.
- Taxes for 2012 and subsequent years.
- Permits, easements, restrictions and rights of way of record.
- MORTGAGE EXECUTED BY GRANTEES ON EVEN DATE HEREWITH, IN THE AMOUNT OF \$128,391.06.

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 for such survivor forever.

And said GRANTOR, does covenant with said GRANTEES, their successors and assigns, that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances, that they have a good right to sell and convey the same as aforesaid, and that they will, and their successors and assigns shall, warrant and defend the same to the said GRANTEES, their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, **Sharon Lynn Anderson**, as Personal Representatives of the **Estate of Leo E. Poole, Sr., deceased**, and **Sharon Lynn Anderson** and **Leo Poole, Jr. (individually)**, who are authorized to execute this conveyance, hereto set their signatures and seals, this the 16th day of December, 2011.

**Estate of Leo E. Poole, Sr., deceased**



**By: Sharon Lynn Anderson**

**Its: Personal Representative**



**By: Sharon Lynn Anderson**



**By: Leo Poole, Jr.**

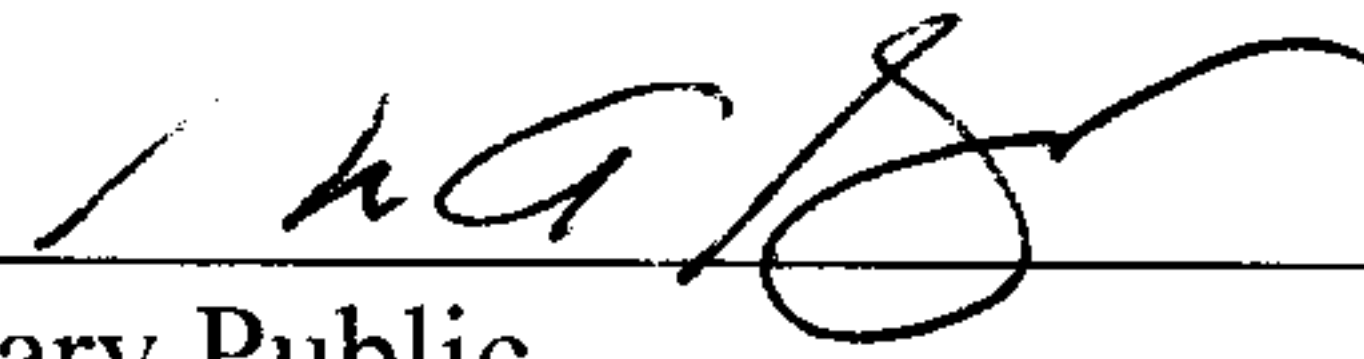


20111220000384970 3/3 \$95.00  
Shelby Cnty Judge of Probate, AL  
12/20/2011 10:18:48 AM FILED/CERT

STATE OF ALABAMA     )  
COUNTY OF SHELBY    )

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that **Sharon Lynn Anderson** whose name as **Personal Representative of the Estate of Leo E. Poole, Sr., deceased**, 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, she, as such Personal Representative and with full authority, executed the same voluntarily for and as the act of said estate.

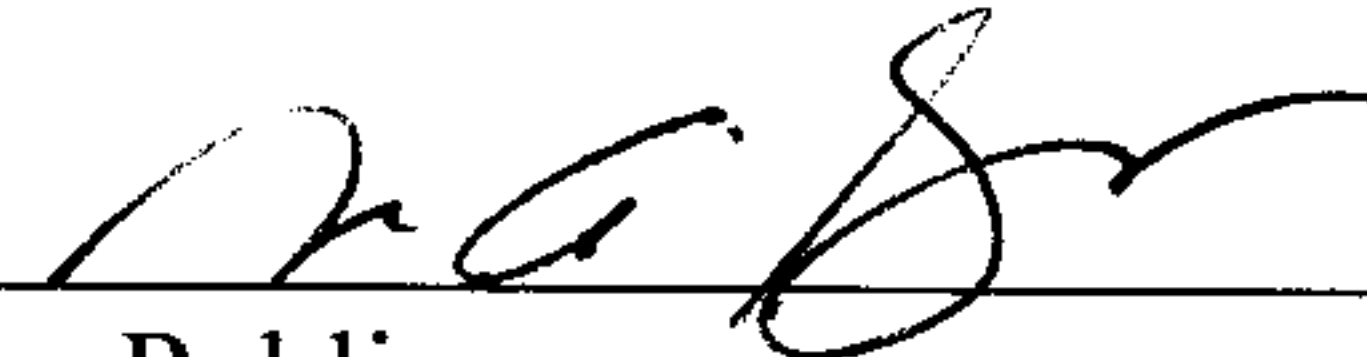
Given under my hand and official seal, this the 16th day of December, 2011.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 08/13/13

STATE OF ALABAMA     )  
COUNTY OF SHELBY    )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Sharon Lynn Anderson and Leo Poole, 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.

Given under my hand and official seal, this the 16th day of December, 2011.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 08/13/13