

Shelby County, AL 06/21/2012
State of Alabama
Deed Tax: \$3.00

12-0144

Warranty Deed
Jointly for Life with Remainder to Survivor

STATE OF ALABAMA
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of *One Hundred Forty Five Thousand Dollars (\$145,000.00)* to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, I or we, **Lamar Cagle, a married man and Denise Cagle Owens, a married woman**, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Christian Scot Armstrong and Robyn D. Armstrong**, (herein referred to as grantees), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

See Attached Exhibit "A" Legal Description

Ruby J. Cagle, who retained a life estate in and to the subject property, is now deceased, having died on or about August 7, 2011.


The grantors constitute that the subject property is not their homestead or that of their spouses.

\$142,373.00 of the above consideration is being paid by a purchase money mortgage, which is filed simultaneously herewith.

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/or assigns of such survivor forever, together with every contingent remainder and right of reversion. And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantees, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 grantee(s), his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this **14th day of June, 2012.**


 (Seal)
Lamar Cagle

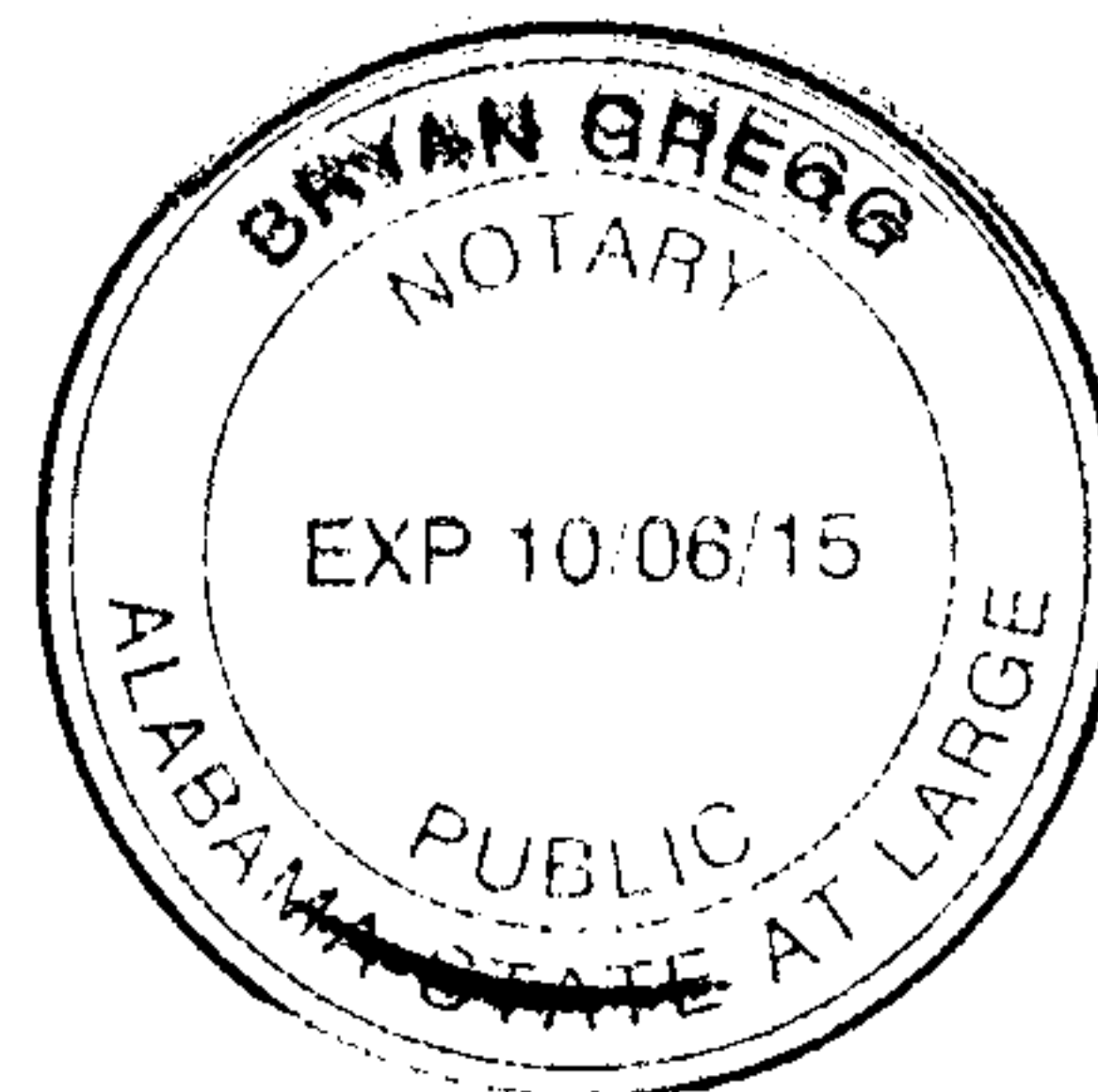
 (Seal)
Denise Cagle Owens

STATE OF ALABAMA
COUNTY OF SHELBY

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

Given under my hand this **14th day of June, 2012.**


Notary Public
My Commission Expires: **10-6-2015**



Send Tax Notice To and This Instrument Prepared By:
Christian Scot Armstrong
300 Gibson Farm Road
Columbiana, AL 35051

3181 Chelsea Rd
Columbiana, AL 35051



20120621000218260 2/2 \$18.00
Shelby Cnty Judge of Probate, AL
06/21/2012 11:49:53 AM FILED/CERT

Exhibit “A” Legal Description

The North half of the Southeast Quarter of the Southwest Quarter of the Southeast Quarter of Section 19, Township 21 South, Range 1 East, Shelby County, Alabama.

Subject to all building set-back lines, covenants, conditions, easements, limitations, provisions, restrictions, reservations, and rights-of-way of record.