

Send Tax Notice to:
Jack David Armstrong and Antonia M Armstrong
1124 Seminole Drive
Ft. Lauderdale, Florida 33304

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

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Three Hundred Seventy-six Thousand and 00/100 Dollars (\$376,000.00), to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, we, **D. ELWYN BEARDEN** and wife, **DEBBY S. BEARDEN** (herein referred to as Grantors), do grant, bargain, sell and convey unto **JACK DAVID ARMSTRONG, JR. and wife, ANTONIA M. ARMSTRONG** (herein referred to as Grantees), as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

PARCEL I:

A parcel of land located in the NE 1/4 of the SE 1/4 of Section 13, Township 20 South, Range 2 East, Shelby County, Alabama; Commence at the Northeast corner of the NE 1/4 of the SE 1/4 of Section 13, Township 20 South, Range 2 East, Shelby County, Alabama and run South 89 degrees 09 minutes 03 seconds West a distance of 962.04 feet to the easterly edge of a 30' easement; thence South 16 degrees 10 minutes 16 seconds East along the easterly edge of said easement a distance of 1104.49 feet; thence South 73 degrees 49 minutes 44 seconds West a distance of 80 feet to the center of a 100 foot Alabama Power right of way; thence South 16 degrees 10 minutes 16 seconds East along the center of said right of way a distance of 160.00 feet; thence North 87 degrees 58 minutes 22 seconds East leaving said right of way a distance of 675.22 feet to the East line of said 1/4-1/4 section; thence North 0 degrees 33 minutes 03 seconds East along said East line a distance of 1227.17 feet to the point of beginning.

PARCEL II:

Lots 17, 18 and 19 according to the Survey of Chancellor's Crossing, as recorded in Map Book 28, Page 75, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Mineral and mining rights not owned by the Grantors.
2. Easements, building set back line, restrictions, and Alabama Power Company easement as shown on recorded map.
3. Transmission line permits to Alabama Power Company as recorded in Deed Book 112, Page 191; and Deed Book 111, Page 415, in Probate Office.
4. Reservations, limitations, and conditions as set forth in easements for ingress and egress from Barbara Hamby Stone and Mary S. Hamby recorded in Instrument #2000-18507; and Instrument #2000-18508, in Probate Office.
5. Agreement by Jan Hamby Piper as recorded in Real Record 187, Page 272, in Probate Office.
6. Flood rights acquired by Alabama Power Company as shown by instrument

recorded in Deed Book 263, Page 208, in Probate Office.

7. Terms, conditions, and limitations as set forth in the Covenant Settlement with Lennis W. Caudill in re: Case No. CV-91-879-NS and as set forth in Instrument #1992-15943, in Probate Office.
8. Restrictive covenants as shown in document recorded in Instrument #2002-5207, in Probate Office.
9. The rights of upstream and downstream riparian owners with respect to any body of water which may lie adjacent to, and/or traversing through, subject property.
10. Right of way to Alabama Power Company and Southern Bell Telephone and Telegraph Company recorded in Inst. No. 2003/66108.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby 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.

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 16 day of APRIL, 2014.

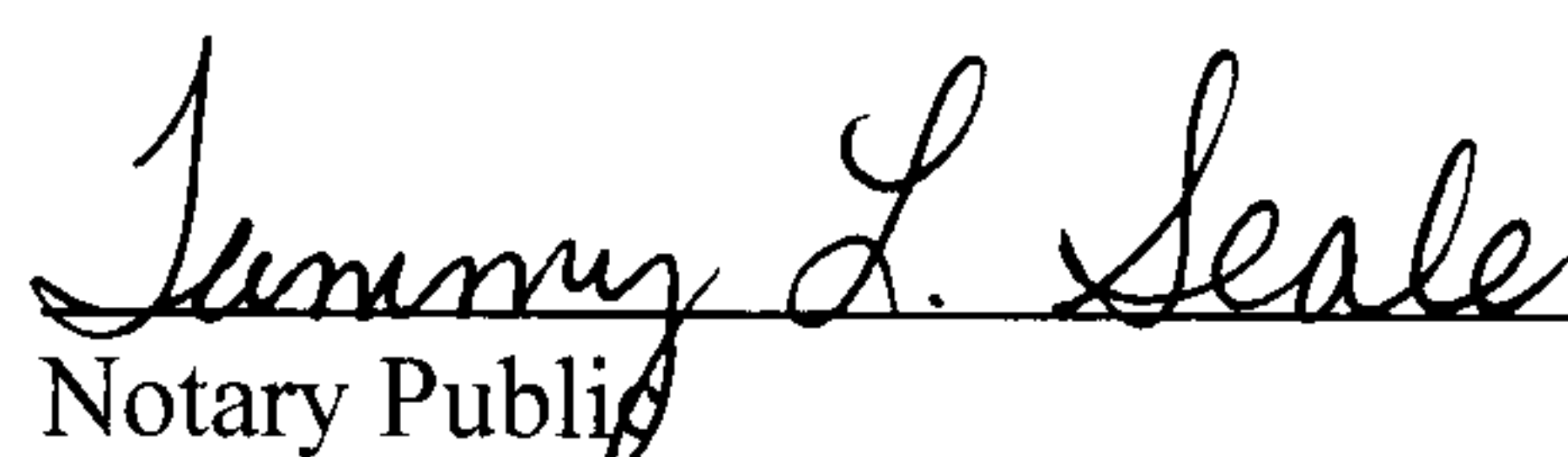

D. ELWYN BEARDEN


DEBBY S. BEARDEN

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **D. ELWYN BEARDEN** and wife, **DEBBY S. BEARDEN**, 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 16th day of April, 2014.


Notary Public

My Commission Expires: 09-07-2015

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

Grantor's Name : D. Elwyn Bearden
Mailing Address Debby S. Bearden
3490 Bearden Lane
Helena, Alabama 35043
Property Address: 2016 Chancellors Ferry Cove
Harpersville, Alabama 35078

Jack David Armstrong, Jr.
Grantee's Name: Antonia M. Armstrong
Mailing Address: 1124 Seminole Drive
Ft. Lauderdale, FL 33304

Date of Sale 4/16/14
Total Purchase Price \$ 376,000.00

or
Actual Value \$
or
Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

Bill of Sale
xxx Sales Contract
Closing Statement

Appraisal
Other -

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975§ 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975§ 40-22-1 (h).

Date _____

Sign Frank C. Ellis III
(Grantor/Grantee/Owner/Agent) circle one

Print FRANK C. ELLIS III

Unattested

(Verified by)

Form RT-1



20140423000118330 3/3 \$396.00
Shelby Cnty Judge of Probate, AL
04/23/2014 08:22:44 AM FILED/CERT