

Send tax notice to:


JARED HUDSON  
151 OUTBACK TRAIL  
STERRETT, AL, 35147

STATE OF ALABAMA  
Shelby COUNTY

This instrument prepared by:  
CHARLES D. STEWART, JR.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

2014182

**WARRANTY DEED**

  
20140508000139400 1/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
05/08/2014 03:01:17 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Eighty Thousand and 00/100 Dollars (\$180,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, BETTY M. ARMSTRONG, AN UNMARRIED WOMAN **whose mailing address is:**  
571 Myrick Road, Warrior, AL 35180 (hereinafter referred to as "Grantors") by JARED HUDSON and LAUREN S. HUDSON **whose mailing address is: 151 OUTBACK TRAIL STERRETT, AL 35147** (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT 'A'

BETTY M. ARMSTRONG IS THE SURVIVING GRANTEE OF THAT DEED RECORDED IN INSTRUMENT NO. 1995-35589; INSTRUMENT NO. 1995-20298 AND INSTRUMENT NO. 2002-11353, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; THE OTHER GRANTEE WILLIAM W. ARMSTRONG, HAVING DIED ON OR ABOUT THE 3 DAY OF October, 2009.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2013 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2014.
2. RIGHT OF WAY GRANTED TO SHELBY COUNTY AS SET FORTH IN DEED BOOK 135, PAGE 171, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.
3. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY AS SET FORTH IN DEED BOOK 197, PAGE 348 AND DEED BOOK 127, PAGE 320.
4. ACCESS EASEMENT AS RECORDED IN INSTRUMENT NO. 2001-40586.

\$180,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal  
this the 30th day of April, 2014.

*Betty M. Armstrong By  
Michael Maddox Attorney  
in fact*

BETTY M. ARMSTRONG, BY  
MICHAEL MADDOX, HER ATTORNEY  
IN FACT.

State of Alabama  
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State,  
hereby certify that MICHAEL MADDOX, whose name as Agent and Attorney in  
Fact for BETTY M. ARMSTRONG, is signed to the foregoing instrument, and who  
is known to me, acknowledged before me on this day, that, being informed of the  
contents of the said instrument, he executed the same voluntarily in his capacity  
as Attorney in Fact for BETTY M. ARMSTRONG on the day the same bears date.

Given under my hand and official seal this the 30TH day of APRIL, 2014.

  
Notary Public

Print Name: *Charles D. Hunt, Jr.*

Commission Expires:



20140508000139400 2/3 \$21.00  
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**EXHIBIT A**  
**LEGAL DESCRIPTION**

**Parcel One:** Commence at the NE corner of the SE 1/4 of the NE 1/4 of Section 15, Township 19 South, Range 1 East, thence run N 87 degrees 59' 27" W along the North line of said quarter quarter section a distance of 903.05 feet to a point; thence run S 01 23' 17" W a distance of 592.63 feet to a point; thence run S 57 degrees 26' 10" W a distance of 232.09 feet to a point; thence run N 40 degrees 59' 43" W a distance of 154.27 feet to the point of beginning; thence N 55 degrees 52' 09" E a distance of 49.67 feet to a point; thence run N 16 degrees 03' 29" E a distance of 108.06 feet to a point; thence run S 28 degrees 19' 43" W a distance of 149.63 feet to the point of beginning.

**Parcel Two:** A tract of land situated in the SE 1/4 of the NE 1/4 of Section 15, Township 19 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows: West, Commence at the NE corner of the SE 1/4 of the NE 1/4 of Section 15, Township 19 South, Range 1 East, and run West along the North boundary of said 1/4-1/4 section line 903.05 feet (measured); thence turn left 90 degrees 37' 40" and run Southerly 592.57 feet (measured); thence turn right 56 degrees 01' 29" (measured) and run 232.18 feet, to the point of beginning; thence continue along last described course for 281.00 feet, to a point on the Easterly right of way line of Out Back Trail; thence turn right 100 degrees 13' 38" and run Northwesterly along said Easterly right of way line 155.00 feet; thence turn right 79 degrees 46' 25" and run 231.00 feet; thence turn right 81 degrees 36' 57" and run 154.81 feet, to the point of beginning.

**Parcel Three:** Commence at the NE corner of the SE 1/4 of the NE 1/4 of Section 15, Township 19 South, Range 1 East, Shelby County, Alabama; thence N 87° 59' 27" W, a distance of 903.06 feet; thence S 01° 23' 17" W, a distance of 592.63 feet; thence S 57° 26' 14" W, a distance of 232.09 feet; thence N 40° 59' 49" W, a distance of 154.26 feet to the point of beginning; thence N 28° 18' 52" E, a distance of 149.74 feet; thence S 85° 07' 24" W, a distance of 245.66 feet; thence S 63° 25' 25" W, a distance of 217.90 feet; thence S 51° 36' 22" E, a distance of 221.52 feet; thence N 57° 31' 22" E, a distance of 231.16 feet to the point of beginning.

**Also:**

**An access easement across a parcel of land in the Southeast Quarter of the Northeast Quarter of Section 15, Township 19 South, Range 1 East, being the same land described in a deed to William W. and Betty Armstrong, recorded in Instrument No. 1995-35589, of the real property records of Shelby County, Alabama. Said easement being more particularly described as follows: Commencing at the Northeast Quarter of the Southeast Quarter of the Northeast Quarter of said Section 15; thence S 87° 56' 02" E, along a painted line, a distance of 903.05 feet to a point; thence S 01° 22' 20" W, along a painted line, a distance of 198.55 feet to a 1" angle iron, found; thence N 87° 49' 23" W, a distance of 155.03 feet to a 2" pipe, found; thence S 16° 31' 41" E, a distance of 286.34 feet to a 3/8" rebar, found and the point of beginning of the herein described easement; said easement being 10 foot in width and lying immediately Southeasterly of and adjacent to the following described lines; from the point of beginning, run S 84° 57' 14" W, a distance of 244.52 feet, to a point; thence S 63° 17' 36" W, along a painted line, a distance of 218.13 feet to a point on the North line of Outback Trail.**

**Parcels Two and Three also know as Lot 1 Out Back Subdivision, as recorded in Map Book 21, Page 18, in the Probate Office of Shelby County, Alabama.**



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