

This instrument was prepared by:
Ellis, Head, Owens & Justice
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Shelby County Board of Education
P. O. Box 1910
Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Ninety Five Thousand and No/00 Dollars (\$95,000.00)** to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **David Shane Armstrong, as Devisee and Donald Wayne Armstrong, as Devisee and Personal Representative of the Estate of Donald Scott Armstrong, Probate Case No. PR-2011-000318, Shelby County, Alabama (herein referred to as grantor, whether one or more)** do grant, bargain, sell and convey unto, **County Board of Education of Shelby County, Alabama, (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

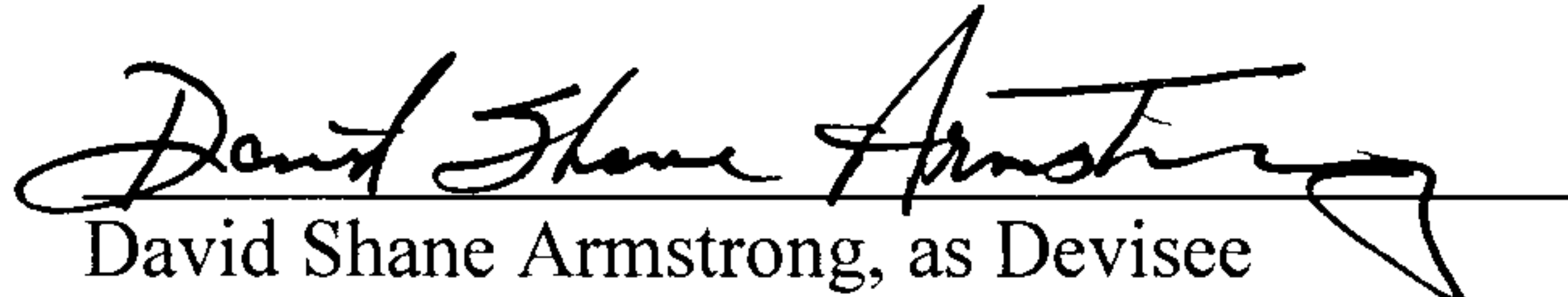
Subject to 2016 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

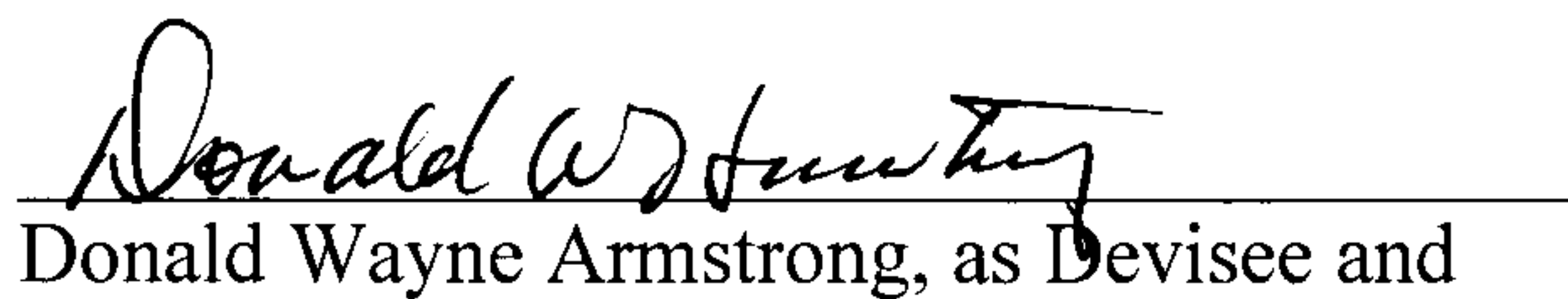
TO HAVE AND TO HOLD to the said grantee, its successors and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantee, its successors 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 Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 6th day of May, 2016.

ESTATE OF DONALD SCOTT ARMSTRONG
CASE NO PR-2011-000318



David Shane Armstrong, as Devisee


Donald Wayne Armstrong, as Devisee and
Personal Representative

STATE OF ALABAMA
SHELBY COUNTY


I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **David Shane Armstrong, as Devisee and Donald Wayne Armstrong, as Devisee and Personal Representative**, 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 in their capacity as **Devisees and Personal Representative for the Estate of Donald Scott Armstrong, Case No. PR-2011-000318**.

Given under my hand and official seal this 6th day of May, 2016.


Notary Public

My Commission Expires: 10-9-16

EXHIBIT "A"
LEGAL DESCRIPTION


20160509000154950 2/3 \$21.00
Shelby Cnty Judge of Probate, AL
05/09/2016 09:25:17 AM FILED/CERT

All of Lots 1, 2 and 3, in Block B, as shown by map and survey of COLLEGE PARK in the City of Columbiana, Alabama, map of which is recorded in Map Book 3, Page 15, in the Probate Office of Shelby County, Alabama, EXCEPT the West 50 feet of said lots, said lots being more particularly described as follows: Begin at the intersection of the West line of Arlington Street with the North line of Mildred Street or College Avenue in Columbiana, Alabama, and run along the West line of Arlington Street North 24 degrees 10 minutes West 150 feet; thence South 70 degrees West 98.3 feet; thence South 29 degrees 54 minutes East 150 feet along the East line of a 3-foot pavement side-walk to the North line of Mildred Street or College Avenue; thence along the same North 70 degrees East 83.3 feet to the point of beginning.
Situated in Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name : Estate of Donald Scott Armstrong
 Case No. PR-2011-000318
 Mailing Address: 3066 Hwy 55
Wilsonville, AL 355186

Grantee's Name: County Board of Education Of Shelby
County, Alabama
 Mailing Address: P O Box 1910
Columbiana, AL 35051


Property Address: 510 Mildred Street
Columbiana, AL 35051

Date of Sale 5-6-16
 Total Purchase Price \$ 95,000.00
 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
 x Sales Contract
 x Closing Statement

 Appraisal
 Other –


 20160509000154950 3/3 \$21.00
 Shelby Cnty Judge of Probate, AL
 05/09/2016 09:25:17 AM FILED/CERT

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 5-6-16

Sign Donald Wayne Armstrong
 (Grantor/Grantee/Owner/Agent) circle one

Print DONALD WAYNE ARMSTRONG

 Unattested

Robert Palmer
 (Verified by)