



20220801000300130 1/2 \$140.50  
Shelby Cnty Judge of Probate, AL  
08/01/2022 02:28:46 PM FILED/CERT

THIS INSTRUMENT WAS PREPARED WITHOUT CURRENT TITLE OPINION OR CURRENT SURVEY.

THIS INSTRUMENT WAS PREPARED BY:  
FOSTER D. KEY, ATTORNEY AT LAW  
POST OFFICE BOX 360345  
BIRMINGHAM, ALABAMA 35236  
(205) 987-2211

PLEASE SEND TAX NOTICE TO:  
WILLIAM DOUGLAS ARMSTRONG and  
ANNA CATHERINE ARMSTRONG  
2416 DALTON DRIVE  
PELHAM, ALABAMA 35124

**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 TEN DOLLARS (\$10.00) and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, WILLIAM DOUGLAS ARMSTRONG, an unmarried man, (herein referred to as Grantor), do grant, bargain, sell and convey unto WILLIAM DOUGLAS ARMSTRONG and ANNA CATHERINE ARMSTRONG, (herein referred to as Grantees) as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Lot 300, according to the Survey of Chandalar South, Sixth Sector, as recorded in Map Book 7, Page 49, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Taxes for the year 2022, which are a lien but not yet due and payable until October 1, 2022, if any.
2. Restrictive Covenants, if any, existing easements, restrictions and rights of way of record.

The sole purpose of this conveyance is to vest title with joint right of survivorship with daughter.

TO HAVE AND TO HOLD to the said Grantees as joint tenants 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 of such survivor forever, together with every contingent remainder and right or reversion.

And I do for myself, and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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, I have hereunto set my hand and seal this 22<sup>nd</sup> day of July, 2022.

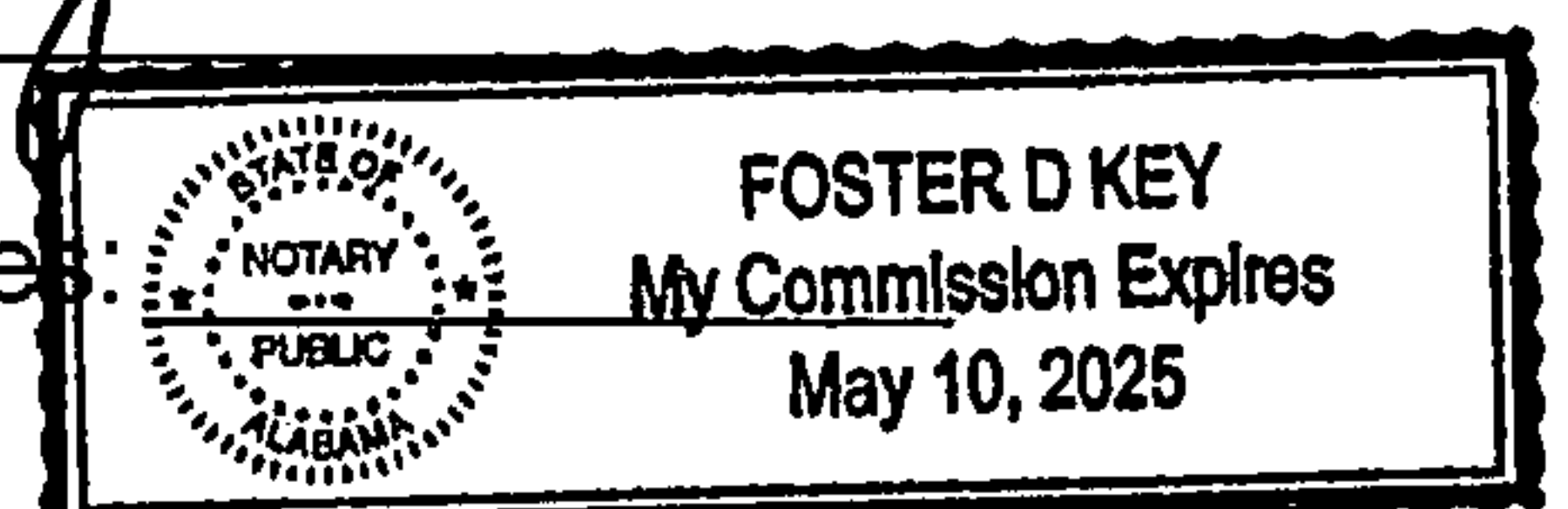
  
WILLIAM DOUGLAS ARMSTRONG

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county, in said state, hereby certify that WILLIAM DOUGLAS ARMSTRONG, whose name 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22<sup>nd</sup> day of July, 2022.

  
NOTARY PUBLIC  
My Commission Expires:



Shelby County, AL 08/01/2022  
State of Alabama  
Deed Tax: \$115.50



20220801000300130 2/2 \$140.50  
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Grantor's Name:  
WILLIAM DOUGLAS ARMSTRONG

Grantee's name:  
WILLIAM DOUGLAS ARMSTRONG and  
ANNA CATHERINE ARMSTRONG

Mailing Address:  
2416 DALTON DRIVE  
PELHAM, ALABAMA 35124

Mailing Address:  
2416 DALTON DRIVE  
PELHAM, ALABAMA 35124

Property Address:  
2416 DALTON DRIVE  
PELHAM, ALABAMA 35124

Date of Sale:  
Total Purchase Price: \$  
or  
Actual Value  
or  
Assessor's Market Value: \$230,400.00  
1/2 value of \$115,200.00

☐ Bill of Sale  
☐ Sales Contract  
☐ Closing Statement

☐ Front of Foreclosure Deed  
☐ Appraisal  
☒ Other: TAX ASSESSOR