

THIS INSTRUMENT WAS PREPARED BY:  
Richard W. Theibert, Attorney  
NAJJAR DENABURG, P.C.  
2125 Morris Avenue  
Birmingham, Alabama 35203

SEND TAX NOTICE TO:  
Alan M. Ostroff  
Joy B. Ostroff  
1105 Country Club Circle  
Birmingham, Alabama 35244

Inst # 1994-27166

CORPORATION WARRANTY DEED  
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

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

That in consideration of FOUR HUNDRED FIVE THOUSAND AND NO/100, (\$405,000.00), DOLLARS, in hand paid to the undersigned, Strickland Homes, Inc., a corporation, (hereinafter referred to as "GRANTOR"), by Alan M. Ostroff and spouse, Joy B. Ostroff, (hereinafter referred to as "GRANTEES"), the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto GRANTEES the following described real estate, located and situated in Shelby County, Alabama, to wit:

Lot 3432, according to the Survey of Riverchase Country Club 34th Addition, as recorded in Map Book 15, Page 32 A, B and C, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the current year, 1994.
2. 50 foot building line as shown by recorded Map.
3. 7 1/2 foot Easement on North and South and 10 foot Easement on Rear, as shown by recorded Map.
4. Restrictions as shown by recorded Map.
5. Restrictions appearing of record in Misc. Volume 14, Page 536 and amended by Misc. Volume 17, Page 550 and by Misc. Volume 34, Page 549, in the Probate Office of Shelby County, Alabama.
6. Restrictions appearing of record in Instrument 1992-6570, in the Probate Office of Shelby County, Alabama.
7. Agreement with Alabama Power Company, recorded in Instrument 1992-8438, in the Probate Office of Shelby County, Alabama.
8. Mineral and mining rights and rights incident thereto recorded in Volume 127, Page 140, in the Probate Office of Shelby County, Alabama.
9. Right of Way granted to Alabama Power Company by instrument recorded in Volume 262, Page 564, in the Probate Office of Shelby County, Alabama.

\$324,000.00 of the purchase price recited above was paid from the proceeds of a purchase money mortgage executed simultaneously with delivery of this deed.

Inst # 1994-27166

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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, whose name is Thomas E. Strickland, who is authorized to execute this conveyance, has hereto set their signatures and seals, this 31st day of August, 1994.

Strickland Homes, Inc.

Thomas W. Strickland (SEAL)  
BY: Thomas W. Strickland  
ITS: President

THE STATE OF ALABAMA )  
                                          ;  
COUNTY OF JEFFERSON )

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Thomas W. Strickland whose name as President of Strickland Homes, Inc., a corporation, 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, as such officers and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 31st day of August, 1994.

Raven Sue Underwood  
NOTARY PUBLIC  
My commission expires: **JUNE 23, 1997**