

This Form Provided By
SHELBY COUNTY ABSTRACT & TITLE CO., INC.
P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

SEND TAX NOTICE TO:

(Name) Otha Cagle

(Address) _____

This instrument was prepared by

(Name) Mike T. Atchison, Attorney
P.O. Box 822
(Address) Columbiana, Alabama 35051

Form 1-1-S Rev. 3/82
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One Dollar and to clear title DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Jim Strickland and wife, Beth Strickland

(herein referred to as grantors) do grant, bargain, sell and convey unto

Otha Cagle and Ruby Cagle

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

The following easements are conveyed, which should have been included as a part of the description in that certain deed recorded in Real Record 257, Page 772, in Probate Office of Shelby County, Alabama, to-wit:

An easement more particularly described as follows: The South 8 feet of the hereinafter described property to be used for a sewer line easement: (Parcel I) Commence at the SW corner of Section 24, Township 21 South, Range 1 West, thence run East along the South line of said Section for 630.95 feet to the East line of Thompson Street; thence 95 degrees 58 minutes left run Northerly along said street for 331.81 feet to the point of beginning; thence continue last described course for 193.09 feet to the South line of East Sterrett Street; thence 93 degrees 20 minutes 40 seconds right run along said street for 237.59 feet; thence 91 degrees 59 minutes 14 seconds right run 202.99 feet; thence 90 degrees 45 minutes 15 seconds right run 219.52 feet to the point of beginning.

Also, the South 8 feet of the hereinafter described property to be used for a sewer line easement:

Commence at the SW corner of Section 24, Township 21 South, Range 1 West; thence run East along the South line of said Section for 630.95 feet to the East line of Thompson Street; thence 95 degrees 58 minutes left run Northerly along said street for 331.81 feet; thence 95 degrees 59 minutes right run 219.52 feet to the point of beginning; thence continue last described course for 100.00 feet; thence 90 degrees 45 minutes 29 seconds left, run 205.39 feet to the South line of East Sterrett Street and a curve to the left having a radius of 1612.24 feet; thence run Westerly along said curve and street for 84.13 feet to end of curve; thence continue along said street for 15.87 feet; thence 88 degrees 00 minutes 46 seconds left, run 202.99 feet to the point of beginning.

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

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 14th

day of April, 19 97

WITNESS:

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State,

hereby certify that Jim Strickland and wife, Beth Strickland
whose name s 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 14th

day of

April

A.D., 19

97

[Signature]
Notary Public

[Signature] (Seal)
Jim Strickland

[Signature] (Seal)
Beth Strickland

1997-11572
INS

04/15/1997-11572
09:09 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.50