

This instrument prepared by:
John N. Randolph, Attorney
✓ Skote & Permutt P.C.
2222 Arlington Avenue
Birmingham, Alabama 35205

Send Tax Notice to:
Donald N. Strickland
Judith B. Strickland
3066 Old Stone Drive
Birmingham, Alabama 35242

Inst • 1999-30901

WARRANTY DEED, Joint Tenants with Right of Survivorship

State of Alabama

KNOW ALL MEN BY THESE PRESENTS,

Shelby County

That in consideration of One Hundred Forty-Nine Thousand and 00/100 (\$149,000.00) Dollars to the undersigned grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, **Richard J. Wygle, and wife, Lisa M. Wygle** (herein referred to as Grantors) do grant, bargain, sell and convey unto **Donald N. Strickland and Judith B. Strickland** (herein referred to as Grantees) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 27, in Block 1, according to the Survey of Town of Adam Brown, Phase 2, as recorded in Map Book 8, Page 25, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Ad valorem taxes for the current tax year which grantees herein assume and agree to pay.
2. Easement(s), building line; and, restrictions as shown on recorded map.
3. Restrictions as shown on recorded map.
4. Restrictions and covenants appearing of record in Misc. Volume 37, Page 482; Misc. Volume 17, Page 865; and Misc. Volume 20, Page 307.
5. Agreement with Alabama Power Company relating to underground residential distribution system as recorded in Misc. Volume 37, Page 483.
8. Right of way granted to Alabama Power Company recorded in Volume 329, Page 308.
9. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Deed Volume 64, Page 267.
10. Right of way granted to South Central Bell Telephone Company recorded in Deed Volume 333, Page 39.

\$119,200.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 hands and seals this 23rd of July, 1999.

✕ Richard J. Wygle (Seal)
Richard J. Wygle

✕ Lisa M. Wygle (Seal)
Lisa M. Wygle

STATE OF ALABAMA JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Richard J. Wygle and wife, Lisa M. Wygle, 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.

Given under my hand and official seal this 23rd day of July, 1999.

Notary Public
My commission expires: 5/15/2001
Affix Seal

07/26/1999-30901
09:20 AM CERTIFIED
SHELBY COUNTY OFFICE OF PROBATE