

State of Alabama

SHELBY

County

5298

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of  
One hundred Dollars and other good and valuable consideration  
to the undersigned grantor, The Warren Agency, Inc.  
a corporation, in hand paid by Maburn Stricklin and Margaret B. Stricklin  
the receipt whereof is acknowledged, the said The Warren Agency, Inc.

does by these presents, grant, bargain, sell, and convey unto the said

Maburn Stricklin and Margaret B. Stricklin  
as joint tenants, with right of survivorship, the following described real estate, situated in  
Shelby County, Alabama, to-wit:

Lot 15 and Lot 16, Block 1 according to the map on file in the Judge of Probate Office  
Shelby County, Alabama known as the Dunwar Estates Subdivision, in Map Book 3, Page 154.

It being hereby agreed by all parties concerned with the transfer of title of this property  
that in further consideration for the transfer of title that no building shall be erected  
upon this property now or at any future time except a building for a residence of not less  
than 1050 square footage and of such a nature and outside appearance as is in general  
keeping with the surrounding dwellings, and that no outbuildings shall be erected such as  
farm buildings, and that no farm animals shall be kept on this property such as cows,  
chickens, goats, etc. It being the intent of this covenant that this property be used for  
residential dwelling purposes and that purpose alone.

TO HAVE AND TO HOLD said property unto the said Maburn Stricklin and Margaret B. Stricklin  
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 grantee does not survive the other, then the heirs and  
assigns of the grantees herein shall take as tenants in common.

And said The Warren Agency, Inc. does for itself, its successors

and assigns, covenant with said Maburn Stricklin and Margaret B. Stricklin, their  
heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encum-  
brances,

that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and  
assigns shall, warrant and defend the same to the said

Maburn Stricklin and Margaret B. Stricklin, their  
heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said

The Warren Agency, Inc.

has hereunto set its

signature by Carlos C. Warren, as

its President,

who is duly authorized, on this 18th day of August 1961

ATTEST:

*Lawyer*

Secretary.

The Warren Agency, Inc.

By

*Carlos C. Warren*

Office-President.

216-924



RETURN TO  
FEDERAL SAV. & LOAN ASSN.  
511 5th St.  
BIRMINGHAM, ALA.

*James Coping*

TO

*Madame Mitchell*

CORPORATION  
**WARRANTY DEED**  
WITH RIGHT OF SURVIVORSHIP

THIS FORM FROM  
TITLE GUARANTEE & TRUST CO.  
TITLE INSURANCE — ABSTRACTS  
TRUSTS  
BIRMINGHAM, ALABAMA

*16.25*  
*1.45*

*17.75*

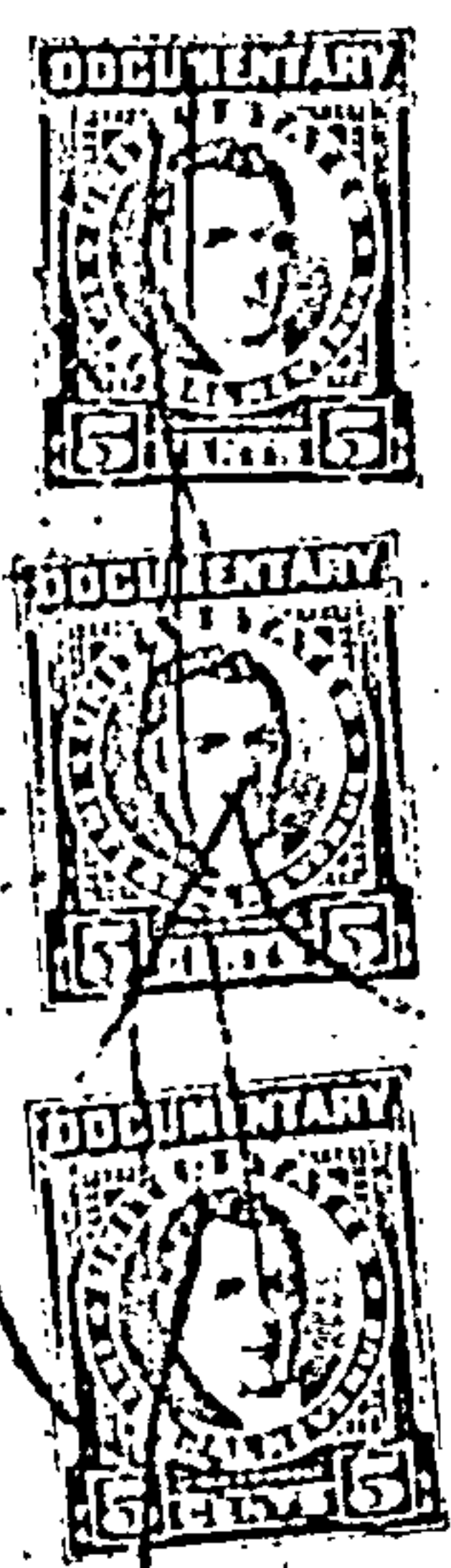
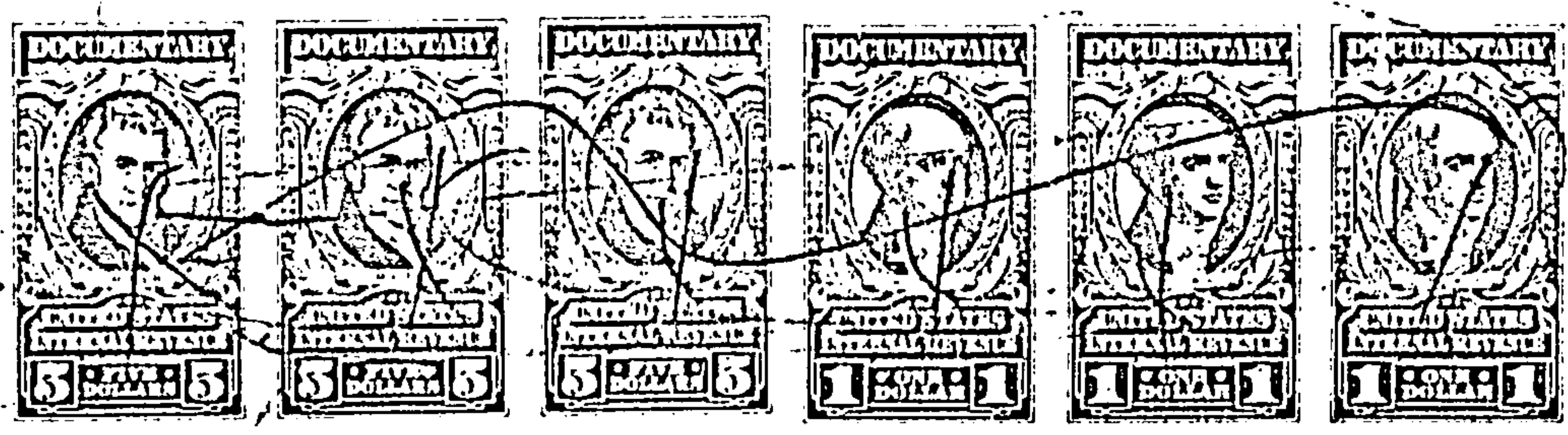
State of Alabama  
SHELBY County

I, H. E. Timmerman, a Notary Public in and for said county in said state, hereby certify that Carlos C. Warren whose name as President of the The Warren Agency, 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 officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 18th day of August 1961

*H. E. Timmerman*  
Notary Public.

BOOK 216 PAGE 925



STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT  
WAS FILED ON *JAN 22* 1961  
RECORDED & \$ *16.50* MTG. TAX  
& *16.50* TAX HAS BEEN  
PD. ON THIS INSTRUMENT.

*Conrad M. Fowler*  
JUDGE OF PROBATE