

This instrument was prepared by

(Name) Harris M. Gordon

(Address) Columbiana, Alabama

3081  
19760202000006420 1/2 \$ .00  
Shelby Cnty Judge of Probate, AL  
02/02/1976 12:00:00AM FILED/CERT

WARRANTY DEED- AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One and no/100 Dollars and the exchange of Real Property

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Harris M. Gordon and wife, Ruth L. Gordon

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

James Hugh Strickland, Sr. and James Hugh Strickland, Jr..

(herein referred to as grantee, whether one or more), the following described real estate, situated in  
Columbiana, Shelby County, Alabama, to-wit:

That certain lot or parcel of land in the Town of Columbiana, Shelby County, Alabama, described as follows: Beginning at a point on the South side of East College Street 89 feet east of the east curb line of Main Street at the Northeast corner of the building formerly known as the Mitchell building and now occupied by Columbiana Jewelers; run thence southerly along the east wall of said Mitchell building 53 feet, more or less, to a point 10 feet North of the Southeast corner of said Mitchell building; run thence easterly along the north line of the herein after referred to perpetual right of way 30 feet, more or less, to the west line of the property formerly known as the Tinney Ice Plant lot; run thence northerly along the said west line of the Tinney Ice Plant lot 53 feet, more or less, to the Northeast corner of the building formerly known as the Cafe Building, which is now occupied by Bill Powers Seed and Feed Store and which said point is on the South margin of East College Street; run thence westerly along the northwall of said Cafe Building and the building occupied by Estell's Beauty Parlor a distance of 30 feet to the said point of beginning, and being a part of Lots #5 and #6, according to the original survey and maps of the Town of Columbiana, Alabama.

(continued on the reverse side hereof)

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 hands(s) and seal(s), this 2nd day of February, 1976

(Seal)

Harris M. Gordon (Seal)  
(Harris M. Gordon)

(Seal)

(Seal)

Ruth L. Gordon (Seal)  
(Ruth L. Gordon)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Harris M. Gordon and wife, Ruth L. Gordon 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 2nd day of February, A. D., 1976

Martha B. Jester  
Notary Public

Also all our right, title and interest in and to that certain perpetual right of way and easement created in that certain Deed dated June 1, 1967, from Harris M. Gordon and wife, Ruth L. Gordon, to James Hugh Strickland and Mary T. Strickland and recorded in Deed Book 248, Page 548, in the Probate Office of Shelby County, Alabama.

Subject, however, to month to month oral leases with the present tenants but, all rents are understood to be the property of the Grantees. Also, subject to easements of record and all apparent easements and encroachments and 1976 Ad Valorem Taxes which are being prorated between the parties and are to be paid by Grantors before January 1, 1977.

19760202000006420 2/2 \$.00  
Shelby Cnty Judge of Probate, AL  
02/02/1976 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT WAS FILED  
1976 FEB -2 PM 1:30  
*Shelby Co. 50*  
*Conrad M. Gordon*  
JUDGE OF PROBATE

BOOK 236 PAGE 141

RETURN TO: Jim Hugh Strickland Sr.  
P.O. 728  
Columbiana, Ala.

TO

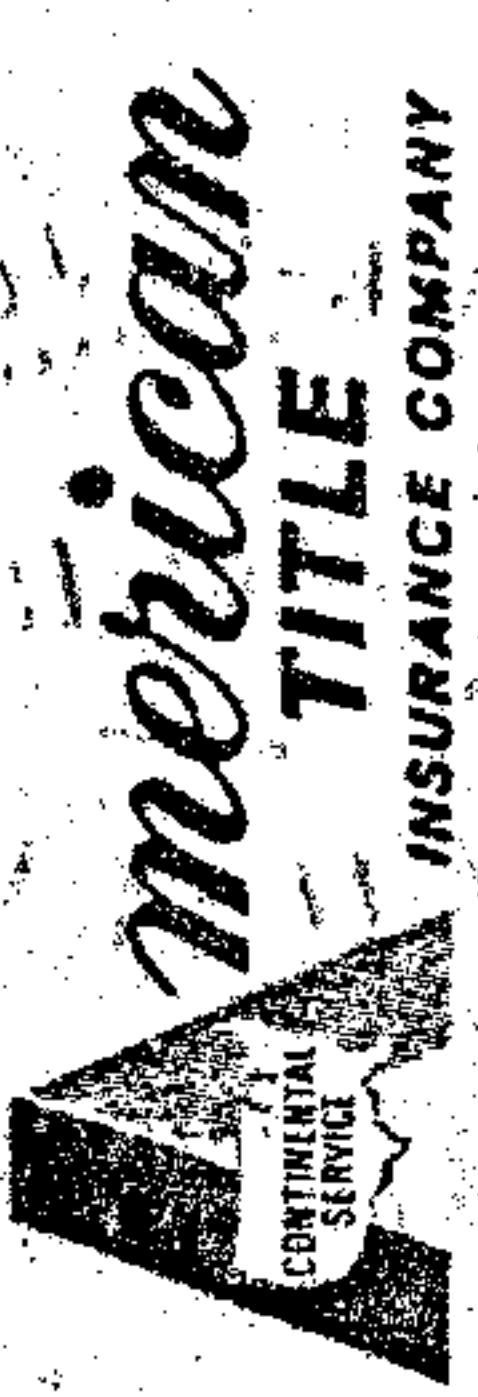
WARRANTY DEED

STATE OF ALABAMA,  
County.

50  
300  
100  
254

Judge of Probate

This Form Furnished by



RECORD FEE \$

REALTY TITLE DIVISION  
2025 4TH AVENUE NORTH  
BIRMINGHAM, ALABAMA